

Re|Met...

Republic Metropolitan

Response to Request for Proposals

5.9 Acre Infill Transit Oriented Site - South San Francisco

February 5, 2018

Chestnut Village



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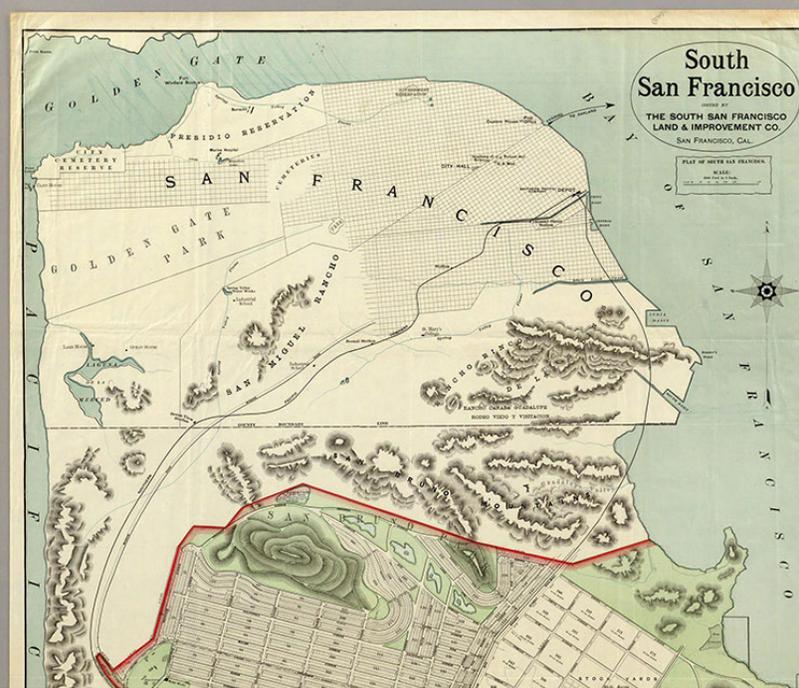
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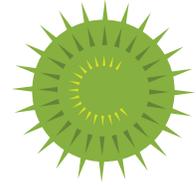
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C. LETTER OF INTENT (PRICE AND TERMS)

See Enclosed Envelope "Confidential Real Property Negotiations"



Chestnut Village Associates LLC



February 5, 2018

Mr. Mike Lappen
Economic Development Coordinator
City of South San Francisco
400 Grand Ave.
South San Francisco, CA 94080
Re: Letter of Intent, Response to Request For Proposals, 5.9 Acre Infill Transit Oriented Site

Dear Mr. Lappen:

On behalf of the Republic Family of Companies (<http://www.republicfamilyofcompanies.com/>), Mercy Housing (<https://mercyhousing.org/>) and our project team, Chestnut Village Associates LLC is submitting this response to your Request For Proposals (RFP) issued on October 25, 2017. We are pleased to share our vision concept and initial approach for “Chestnut Village” addressing the residential development of 5.9 infill acres on the transit oriented site, which is a central part of the dynamic El Camino Real/Chestnut Avenue Area Plan in South San Francisco.

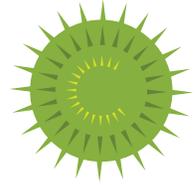
We have assembled a uniquely qualified team of outstanding professional firms and individuals with extensive familiarity of the local processes and goals of the City of South San Francisco. Our overriding project goal is to work closely and collaboratively with the City and the neighborhood to accomplish a finished project that produces significant financial returns for South San Francisco, and is community friendly and commuter efficient; technologically contemporary; economically, socially and ecologically sound; aesthetically remarkable and in keeping with the El Camino Real/Chestnut Avenue Area Plan vision. This response that is the first step towards the realization of a completed development that will best serve its new residents, the neighboring communities and the City of South San Francisco for generations to come.

Project Team:

The project team consists of the following firms and individuals. (Please refer to Development Team & Experience, Section A of this response for comprehensive company experience documentation and individual resumes of key project personnel).

- Republic Family of Companies/ReMet – Developer
- Mercy Housing – Affordable Housing Developer
- Swinerton Builders – Project/Construction Management
- BDE – Project Architect
- SWA – Land Planning and Landscape Architecture
- Nibbi Construction – Contractor
- BKF Engineers – Civil Engineering
- CHS Consulting Group – Transportation Engineering
- ICF – Environmental & CEQA Consultant

Chestnut Village Associates LLC



- Cox/Castle/Nicholson – Legal Counsel – CEQA/Entitlements/Land Use
- Peninsula Family YMCA - Childcare Provider
- MC2 Bay Area – Public & Government Affairs Consultant
- Chandra Cerrito/Art Advisors LLC - Public Art Consultant
- The Concord Group – Market Analysis Consulting
- Hon. Norman Y. Mineta – Transit Oriented Development Consultant
- Hon. Quentin L. Kopp – Legal & Civic Affairs Consultant
- Sean Stephens – Veterans Services Consultant
- Macy Office of Design – Graphic Design

Primary Project Team Contacts:

Robert Mendelsohn:

President, ReMet

Phone: 415-305-9313

Scott Mendelsohn

Project Manager

415-408-1962

Email: rhmsagamore@comcast.net cc: evergmc@aol.com, kelly@mod415.com

ReMet: 810 College Ave., Suite 11 Kentfield, CA 94914

John Baker:

Project/Construction Management, Swinerton Builders

Phone: 415-710-8059

Email: JBaker@swinerton.com cc: MWagner@swinerton.com, Fbravo@swinerton.com

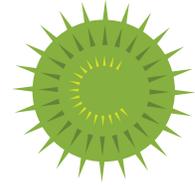
Swinerton Builders: 260 Townsend Street San Francisco, CA 94107

Project Summary:

“Chestnut Village”(wt) is envisioned as a welcoming neighborhood environment encompassing a mix of townhomes, multifamily apartments and condominiums for lease and/or sale, select attendant neighborhood shops (such as a deli, coffee shop and cleaners), a childcare center, a community park and open space and pedestrian and bike trails creating an overall collegial community atmosphere.

We intend to capitalize on a very favorable “walk score” and the site’s designation as a planned transit village providing convenient opportunities to connect to local and regional transit systems. Chestnut Village will take full advantage of the existing, award-winning, Centennial Way Trail and provide smooth connectivity to BART, Sam Trans, SFO, the planned future South San Francisco Community Civic Campus, Kaiser Hospital, Orange Memorial Park, South San Francisco and El Camino High Schools, Los Cerritos Elementary School, Colma Creek, the Centennial Way Dog Park, and many other new and existing business, retail and park services envisioned in the Area Plan.

Chestnut Village Associates LLC



A key goal of our proposed development is to achieve a density consistent with the desires and needs of both City of South San Francisco and the neighboring community.

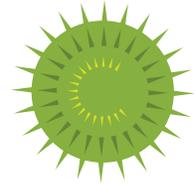
With an eye towards being consistent with and complementing the El Camino Real/Chestnut Avenue Area Plan vision, the Chestnut Village preliminary concept plan contemplates a development consisting of the following elements (please refer to Section B, Development Program, of this package for more detailed descriptions of the preliminary project design):

- Development of both parcels B and C, i.e. the entire 5.9 acre site divided by Centennial Way Trail/Colma Creek
 - Coordination with site and infrastructure improvements, including:
 - o Planned extension of Oak Avenue at the south edge of the site
 - o New Community Civic Campus to the south of the site
 - o Replacement of a section of Centennial Way trail, including pedestrian and bicycle paths connecting new development and surrounding neighborhoods
 - o Please See Section B2 for a more detailed description of planned offsite infrastructure improvements
 - Total of some 639 residential units as follows:
 - Parcel C: 458 total units on 4.4 acres, in two phases:
 - o Phase One: 271 market rate units on \pm 2.5 acres of Parcel C including a mix of lower level townhomes along Mission Road and Centennial Way with mid-rise multifamily apartments above.
 - o Phase Two*: Reserve \pm 2 acres for 187 market rate units consisting of lower level townhomes with mid -rise multifamily apartments and/or condominium units above.
- * We intend to file a tentative condominium map for Phase Two leaving open the opportunity, subject to later market analysis, for condominium sales to be included as a part of this phase.
- Parcel B: 181 units (28% of total), on 1.5 acres, to be developed concurrently with Phase One of Parcel C, consisting of affordable family and ADA housing units;

Features:

- A 5,000 square foot child care center--with an adjoining 7,500 square foot dedicated open space area - capable of serving 100 children at a time, staffed and operated by the South San Francisco YMCA to meet the highest national standards for such facilities;
- Tentative parking plan to accommodate a Site C Phase One and Two total of 530 cars/spaces and a Site B (affordable units) total of 90 spaces, via onsite podium/semi sub-grade levels;

Chestnut Village Associates LLC



- Amenities including select neighborhood-serving specialty shops, smart-home automation technologies, a fitness center and spa, clubrooms, a business and media center, landscaped courtyards, bike storage, a pet play area and a car-charging station;
- Area Landscape Plan that will encompass both parcels and include open space areas, a small community park and picnic/play area for children, pedestrian and bike trails and more;
- Professionally curated public art program to place significant public artworks on the property grounds. Our curator will select artwork that represents the context of the site as well as the surrounding community. Curator will assist in the city approval process and contract writing; will oversee artwork production, delivery and installation.

Pursuant to the instructions set forth in the RFP, we have submitted two proforma templates provided by the City -- one assuming paying prevailing wage and utilizing partial union labor for the development and one that does not assume paying prevailing wage or utilizing union labor (See Section C4). In addition to the payments to the City enumerated below, Chestnut Village Associates is proposing to enter into a true multi-year partnership with the City of South San Francisco that will produce substantial income for the City over an extended period of time. The proposed partnership is elaborated in Section C1b.

Subject to further discussion and negotiation with the City, our current underwriting assumes not paying prevailing wage for development of the project. We propose financing the required offsite infrastructure improvements through a \$4,000,000. contribution by the development team and financing the balance through alternative mechanisms (see Section C3), paying impact fees of \$25,225. per unit and paying the City \$29,500,000. to be used as payment for the 5.9 acres of land or for other project purposes, at the discretion of the city.

We look forward to working closely with the City of South San Francisco on the ultimate implementation of this exciting and dynamic development opportunity.

Sincerely,

Richard L. Kramer
CHAIRMAN, REPUBLIC FAMILY OF COMPANIES
for CHESTNUT VILLAGE ASSOCIATES LLC

A. DEVELOPMENT TEAM & EXPERIENCE

SECTION A 1. DEVELOPMENT TEAM

Submit a list of development team members including their role on the team, their company affiliation, and their contact information. Teams should consist of at least the following areas of expertise:

- Developer
- Architect
- Engineer

Republic/ReMet - Developer

www.republicfamilyofcompanies.com

Republic Metropolitan
810 College Avenue, Suite 11
Kentfield, CA 94904

Primary Project Contact:

Robert Mendelsohn – Principal,
415-305-9313; rhmsagamore@comcast.net

Scott Mendelsohn – ReMet Project Manger,
415-408-1962; evergmc@aol.com

Kelly Macy – ReMet Development Coordinator,
415-551-7625; kelly@mod415.com

Mercy Housing - Affordable Housing Developer

www.mercyhousing.org

Barbara Gualco – Director of Real Estate
Development, 415-355-7100;
bgualco@mercyhousing.org

Swinerton - Development Project Management

www.swinerton.com

John Baker – Project Manager,
415-421-2980; JBaker@swinerton.com

Fernando Bravo – Project Development
Coordinator,
415-421-2980; fbravo@swinerton.com

BDE - Project Architect

www.bdearch.com/

John Kosi – Design Director/Project Architect,
415-677-0966; jkosi@bdearch.com

SWA - Landscape/Land Plan Architect

www.swagroup.com/

Sergio Lima – Project Landscape Architect,
415-332-5100; slima@swagroup.com

Nibbi Construction - Contractor

<http://www.nibbi.com>

Joe Olla – Project Contractor Contact,
415-863-1820; JoeO@nibbi.com

BKF - Civil Engineer

www.bkf.com

Todd Adair - Vice President, 650 -482-6300;
tadair@bkf.com

ICF- CEQA Consultant

<https://www.icf.com/>

Heidi Mekkelson - Senior Project Manager,
415-677-7116; Heidi.Mekkelson@icf.com

The Concord Group - Market Consultant

www.theconcordgroup.com

Tim Cornwell – Principal, (415) 397-5490;
tmc@theconcordgroup.com

**MC2 Bay Area – Public and Government
Affairs Consulting**

www.mcbayarea.com

Don Cecil – Principal, 415-999-3262;
don.cecil@mcbayarea.com

Peninsula Family YMCA - Childcare Provider

www.ymcasf.org/locations/peninsula-family-ymca

Rachel Del Monte – District Executive Director,
San Mateo County, 650-294-2601;
rdel_monte@ymcasf.org

Clearly identify the principal party/project manager who will be responsible for representing the team to the City on a day-to-day basis and during negotiations. Be sure to include contact details for each individual.

Republic/ReMet - Developer

www.republicfamilyofcompanies.com

Republic Metropolitan
810 College Avenue, Suite 11
Kentfield, CA 94904

Primary Project Contacts:

- Robert Mendelsohn – Principal,
415-305-9313; rhmsagamore@comcast.net
- Scott Mendelsohn – ReMet Project Manger,
415-408-1962; evergmc@aol.com
- Kelly Macy – ReMet Development
Coordinator, 415-551-7625; kelly@mod415.com

Swinerton - Development Project Management

[/www.swinerton.com](http://www.swinerton.com)

- John Baker – Project Manager, 415-421-2980; JBaker@swinerton.com
- Fernando Bravo – Project Development
Coordinator,
415-421-2980; fbravo@swinerton.com

Finally, describe the anticipated ownership entity for the project. Include names of any proposed, general, limited or joint venture partners.

The ownership entity for the project is Chestnut Village Associates, LLC, a limited liability company headed up by General Partner, Richard L. Kramer.

A. DEVELOPMENT TEAM & EXPERIENCE

2. DEVELOPER QUESTIONNAIRE

Provide a completed developer questionnaire as included in Exhibit D.

PUC SITE REQUEST FOR PROPOSALS DEVELOPER QUESTIONNAIRE

Developer Name:

Chestnut Village Associates LLC

Principal Office Address:

c/o Republic Metropolitan LLC, 810 College Avenue, Suite 11, Kentfield, CA 94904

Principal Contact:

Robert Mendelsohn

Circle One:

Partnership

Corporation

Joint Venture

Limited Liability Company (LLC)

If a Corporation, in what State: _____

When incorporated: _____

President:

Vice President(s):

Treasurer:

Members of the Board:

If a Partnership, General or Limited: Limited Liability Company

Date of Partnership organization: January 18, 2018

Name and Address of Each Partner:

NAME

Richard L. Kramer

ADDRESS

c/o Republic Holdings Corp.

41 West Putnam Avenue

Greenwich, CT 06830

If Limited Partnership, name general partner(s):

Richard L. Kramer

1. Number of years of relevant experience in real estate development: 40 years

2. Have any development agreements between the developer and a public entity ever cancelled? Yes () No () If yes, give details on a separate sheet.

3. Has the developer or development partner of the proposing team ever refused to enter into a development agreement with a public entity after an award has been made; or failed to complete a contract during the past five (5) years; or been declared to be in default in any contract in the past five (5) years?

If yes, please explain: N/A

4. Has the developer, or development partner, or any of its principals ever been declared bankrupt or reorganized under Chapter 11 or put into receivership? Yes () No ()

If yes, give date, court jurisdiction, action taken, and any other explanation deemed necessary on a separate sheet.

5. Principal(s) of the developer and/or development partner have () have not () been convicted by a Federal, State, County, or Municipal Court of any violation of law, other than traffic violations. Explain any Convictions:

6. Lawsuits (any) pending or completed involving a corporation, partnership or individuals with more than ten percent (10%) interest:

A. List all pending lawsuits:

None

B. List all judgments from lawsuits in the last five (5) years:

None

7. List any and all relationships that are potential, actual, or perceived Conflicts of Interest.

None

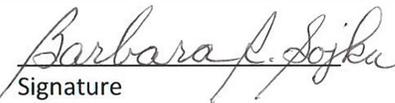
A. DEVELOPMENT TEAM & EXPERIENCE

8. Public Disclosure. In order to determine whether the members of the evaluation and selection committees, specifically the Joint Housing Subcommittee and the City Council, have any association or relationships which would constitute a conflict of interest, either actual or perceived, with any proposing development team, and/or individuals and entities comprising or representing such proposing development team, and in an attempt to ensure full and complete disclosure regarding this RFP, all proposing development teams are required to disclose all persons and entities who may be involved with this proposal. This list shall include, without limitation, public relation firms, lawyers, and lobbyists. The Community and Economic Development Department Director shall be notified, in writing, if any person or entity is added to this list after the Proposal has been submitted to the City.

Developer: Chestnut Village Associates LLC
Developer Affiliates: Republic Family of Companies/Republic Metropolitan LLC
Mercy Housing – Affordable Housing Developer
Hon. Norman Y. Mineta – Transportation Consultant
Hon. Quentin L. Kopp – Legal & Civic Affairs Consultant
Swinerton Builders – Project/Construction Management
BDE – Project Architect
SWA – Land Planning and Landscape Architecture
Nibbi Construction – Contractor
BKF Engineers – Civil Engineering
ICF – Environmental & CEQA Consultant
Peninsula Family YMCA – Childcare Provider
Art Advisors LLC – Public Art Consultant
MC2 Bay Area – Public & Government Affairs Consultant
Sean Stephens – Veterans Services Consultant
The Concord Group – Market Analysis Consulting
Cox/Castle/Nicholson – Legal Counsel – CEQA/Entitlements/Land Use
CHS Consulting Group – Transportation Engineering
Macy Office of Design – Graphic Design

The proposing developer or development team warrants the above information to be true and accurate, and further understands that the information contained in this Questionnaire may be confirmed through due diligence investigation conducted by the City, and agrees to cooperate with this due diligence.

WITNESS:


 Signature

Barbara P. Sojka
 Print Name

IF PARTNERSHIP:

CHESTNUT VILLAGE ASSOCIATES LLC


 Signature

Richard Kramer

Print Name: Richard L. Kramer, Member

**PUC SITE REQUEST FOR PROPOSALS
DEVELOPER QUESTIONNAIRE**

Developer Name:
_____ Mercy Housing California _____

Principal Office Address:
_____ 1360 Mission St, Ste 300, San Francisco, CA 94103 _____

Principal Contact:
_____ Barbara Gualco, Director of Development _____

Circle One: Partnership
 Corporation
Joint Venture

If a Corporation, in what State: California
When incorporated: 1988

President:
_____ Doug Shoemaker _____

Vice President(s):
_____ see attached list _____

Treasurer:
_____ see attached list _____

Members of the Board:
_____ see attached list _____

If a Partnership, General or Limited: N.A.
Date of Partnership organization: _____

Name and Address of Each Partner:

NAME	ADDRESS
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

A. DEVELOPMENT TEAM & EXPERIENCE

If Limited Partnership, name general partner(s):

1. Number of years of relevant experience in real estate development: 30 years
2. Have any development agreements between the developer and a public entity ever cancelled? Yes () No (x) If yes, give details on a separate sheet.
3. Has the developer or development partner of the proposing team ever refused to enter into a development agreement with a public entity after an award has been made; or failed to complete a contract during the past five (5) years; or been declared to be in default in any contract in the past five (5) years?

If yes, please explain: N.A.

4. Has the developer, or development partner, or any of its principals ever been declared bankrupt or reorganized under Chapter 11 or put into receivership? Yes () No (x)

If yes, give date, court jurisdiction, action taken, and any other explanation deemed necessary on a separate sheet.

5. Principal(s) of the developer and/or development partner have (x) have not () been convicted by a Federal, State, County, or Municipal Court of any violation of law, other than traffic violations. Explain any Convictions:

N.A.

6. Lawsuits (any) pending or completed involving a corporation, partnership or individuals with more than ten percent (10%) interest:

A. List all pending lawsuits:

see attached list

B. List all judgments from lawsuits in the last five (5) years:

No, other than evictions or small claims matters in the ordinary course of business

7. List any and all relationships that are potential, actual, or perceived Conflicts of Interest.

N.A.

8. Public Disclosure. In order to determine whether the members of the evaluation and selection committees, specifically the Joint Housing Subcommittee and the City Council, have any association or relationships which would constitute a conflict of interest, either actual or perceived, with any proposing development team, and/or individuals and entities comprising or representing such proposing development team, and in an attempt to ensure full and complete disclosure regarding this RFP, all proposing development teams are required to disclose all persons and entities who may be involved with this proposal. This list shall include, without limitation, public relation firms, lawyers, and lobbyists. The Community and Economic Development Department Director shall be notified, in writing, if any person or entity is added to this list after the Proposal has been submitted to the City.

The proposing developer or development team warrants the above information to be true and accurate, and further understands that the information contained in this Questionnaire may be confirmed through due diligence investigation conducted by the City, and agrees to cooperate with this due diligence.

WITNESS:

Signature

Print Name

IF PARTNERSHIP:

Signature

Print Name

ATTEST:

Amy Bayley
Secretary

Amy Bayley
Print Name

IF CORPORATION:

Mercy Housing California
Print Name of Corporation

1360 Mission St, Ste 300
San Francisco, CA 94103
Address

By: [Signature]
President

Doug Shoemaker
Print Name

(CORPORATE SEAL)

A. DEVELOPMENT TEAM & EXPERIENCE

3. DEVELOPMENT TEAM QUALIFICATIONS

Submit information describing the qualifications of each company, as well as the principals, project managers, and other team members proposed to undertake the project. The information submitted may be in the form of resumes and must be sufficiently detailed to allow the City to judge the overall development team's ability to complete the project.

DEVELOPMENT TEAM DETAILS

Republic Family of Companies is a privately owned, full-service real estate investment, management and development enterprise with offices in Greenwich, Connecticut, Washington D.C., and San Jose, California (www.republicfamilyofcompanies.com).

For more than 40 years, we have focused on institutional quality real estate, actively managing partnerships and other fiduciary relationships for successful real estate investments throughout the United States.

Republic has developed award-winning real estate projects ranging from land development, multi-family, office, hotel, motel, and industrial to historic adaptive reuse to shopping malls. We have developed and invested in real property transactions totaling over 25 million square feet with a value in excess of \$5 billion. Please visit our web site at the address listed above.

FINANCIAL CAPACITY

Republic has a deep financial capacity and has enjoyed multi-billion dollar relationships

with major lenders, insurance companies and pension funds over the course of the company's history. Republic has all the requisite funds and deposit monies necessary to perform to the points outlined in this letter.

Among other resources on hand, Republic recently completed the sale of a large office building at 25 Massachusetts Avenue, NW in Washington, D.C. last year for over \$300MM to Norges/TIAA and is seeking opportunities to redeploy its funds as a developer, investor, co-sponsor.

WEST COAST

On the West Coast, Republic has approximately \$1 billion dollars of ongoing construction and development activity. Locally, on the Peninsula, Republic has developed or is in the process of developing several major mixed-use projects. Among these are:

- **The Meridian at Midtown** in San Jose (218 units);
- **Linq at Newbury Park** in San Jose, mixed use and retail (230 units);
- **The Ohlone ("Silver")** project in San Jose (800 units + 12,100 square feet of retail);

- **The Gateway at Millbrae BART Station**, across from the San Francisco International Airport in Millbrae (320 units plus an 80 unit affordable housing building for Veterans, a 151,583 square foot office building which will include 22,534 Square feet of retail, and a 164 room hotel which will also feature a 7,840 square feet of retail; a \$250MM competition public/private multi-hundred thousand square foot project);
- **Tamien Station** - a competitive public/private project of over 400 units; and
- **Sunsweet Site** in the City of Morgan Hill (mixed use up to 83 residential units and 7,500 square feet retail).

Additionally, we currently control, or are seriously exploring, \$1.5 billion development and investment in transit oriented development projects on the Peninsula and in Oakland.

A TRUE PARTNERSHIP

Republic will partner with existing landowners and jurisdictions to realize the full development potential of their sites through entitlement and construction, or acquire sites subject to entitlements for construction and development.

The Offeror Team has particular expertise in public/private partnerships and working

with governmental entities to navigate and successfully complete complex entitlements processes associated with large and small scale development projects. We are adept at developing projects that balance meeting market demand and attaining the goals of the City, while simultaneously determining and incorporating the best interests of the local community.

PROJECT TEAM RELATIONSHIP

Chestnut Village Associates is composed of and led by experienced firms and individuals that have a demonstrated record of designing, permitting, financing, constructing, and operating mixed-use developments that are substantially compatible with approved Redevelopment Project Plan: El Camino Real/ Chestnut Avenue Area Plan.

Our team is ready, willing, and able to successfully meet the expressed needs of the City and redevelop the site into a high-quality, mixed-use development, following the guiding principles of sustainability, connectivity, community spaces, and last but not least, building and site design.

The Chestnut Village Associates working group will get to work immediately upon its selection. The initial charge of the working group will be to coordinate input and approvals throughout the design and

A. DEVELOPMENT TEAM & EXPERIENCE

development phases. The working group's principal focus will be performing on this attractive opportunity. We envision the City's full participation in this process of program and strategic decision making in addition to a series of community engagement meetings.

REPUBLIC METROPOLITAN (REMET)

ReMet is a division of the Republic Family of Companies (www.republicfamilyofcompanies.com).

ReMet is headed by Robert Mendelsohn, President, whose biography is provided below. Key contributing consultants to ReMet include the Honorable Norman Y. Mineta and the Honorable Quentin L. Kopp whose biographies are provided herein.

As evidenced by the following project descriptions, ReMet is committed to and significantly experienced in the development and expansion of Transit Oriented Developments (TOD's) on the San Francisco Bay Area Peninsula.

SOUTH SAN FRANCISCO TOD

ReMet has won a bidding process on approximately 2 acres of land owned by Union Pacific Rail Road (UP) located at the current South San Francisco Cal Train station on the east side of Highway 101. In conjunction with the Republic Family of Companies, ReMet is currently in the process of negotiating a Purchase and Sales Agreement with UP that will transfer ownership and the ensuing development rights of this property. Pursuant to a recent in-depth market study performed by The Concord Group, it is our current intent to develop upwards of 300 multifamily residential units with dynamic amenities and a Veteran's Preference affordable component on this property that we believe will complement the existing and expansion of future biotech and life science office complexes in the primary market area.

REDWOOD CITY TOD

ReMet has entered into an Exclusive Negotiating Agreement (ENA) with the Redwood City Post 105 chapter of the American Legion – owners of 1.5 acres located at the Redwood City Cal Train station. We are currently in the process of negotiating Definitive Agreements with Post 105 in order

to obtain the development rights of the 1.5 acre parcel with which we intend to combine an adjacent 1 acre site currently owned by Sam Trans and construct a 330 residential unit project with a 15%-20% affordable component, structured parking and site appropriate amenities.



View of American Legion Post 105 on El Camino Real with housing above.

A. DEVELOPMENT TEAM & EXPERIENCE

SANTA CLARA TOD

ReMet has recently received the right to enter into an Exclusive Negotiating Agreement with the City of Santa Clara for the exclusive development rights of a 2.4 acre parcel owned by the City of Santa Clara and the Santa Clara Valley Transit Authority (VTA) located at the Santa Clara Cal Train Station. The focus of this project is a purpose built student housing development located on El Camino Real just across the street from Santa Clara University, which has provided its full support and

cooperation to this project. It will be the only purpose built student housing development in Santa Clara and will provide beneficial student housing support to not only the University, but also to the surrounding neighborhoods which currently house an over-abundance of undergraduate and graduate students. We are planning an aesthetically dynamic, 230-unit/688 bed development including cutting-edge amenities, convenient surface and structured parking and attendant retail.



Santa Clara Student Housing Development

PROJECT MANAGEMENT / ORGANIZATION STATUS

Republic Family of Companies Corporation (Republic) is the principal sponsor, developer, and will serve as the project's manager.

Chestnut Village Associates will be led by Republic Metropolitan (ReMet), a privately owned real estate investment, management and development firm whose principals are responsible for real property transactions totaling over 17 million square feet with a value in excess of \$5 billion.

Republic will serve as the Offeror Team's managing member. In that role it will have the overall responsibility for coordinating member input and decision-making, supervising the professional services team, obtaining entitlements, securing/coordinating financing, and directing the construction team.

DEVELOPMENT TEAM

Chestnut Village Associates has assembled a powerful team of designers, consultants, legal professionals, contractors, and other experts in their field. This experienced team is committed to developing a project that is both successful, profitable and environmentally sustainable.

TEAM MANAGEMENT

Robert Mendelsohn, President of Republic Metropolitan will serve as manager of, and be responsible for, general oversight of the professional team assembled. As Managing Member, Mr. Mendelsohn will be the primary

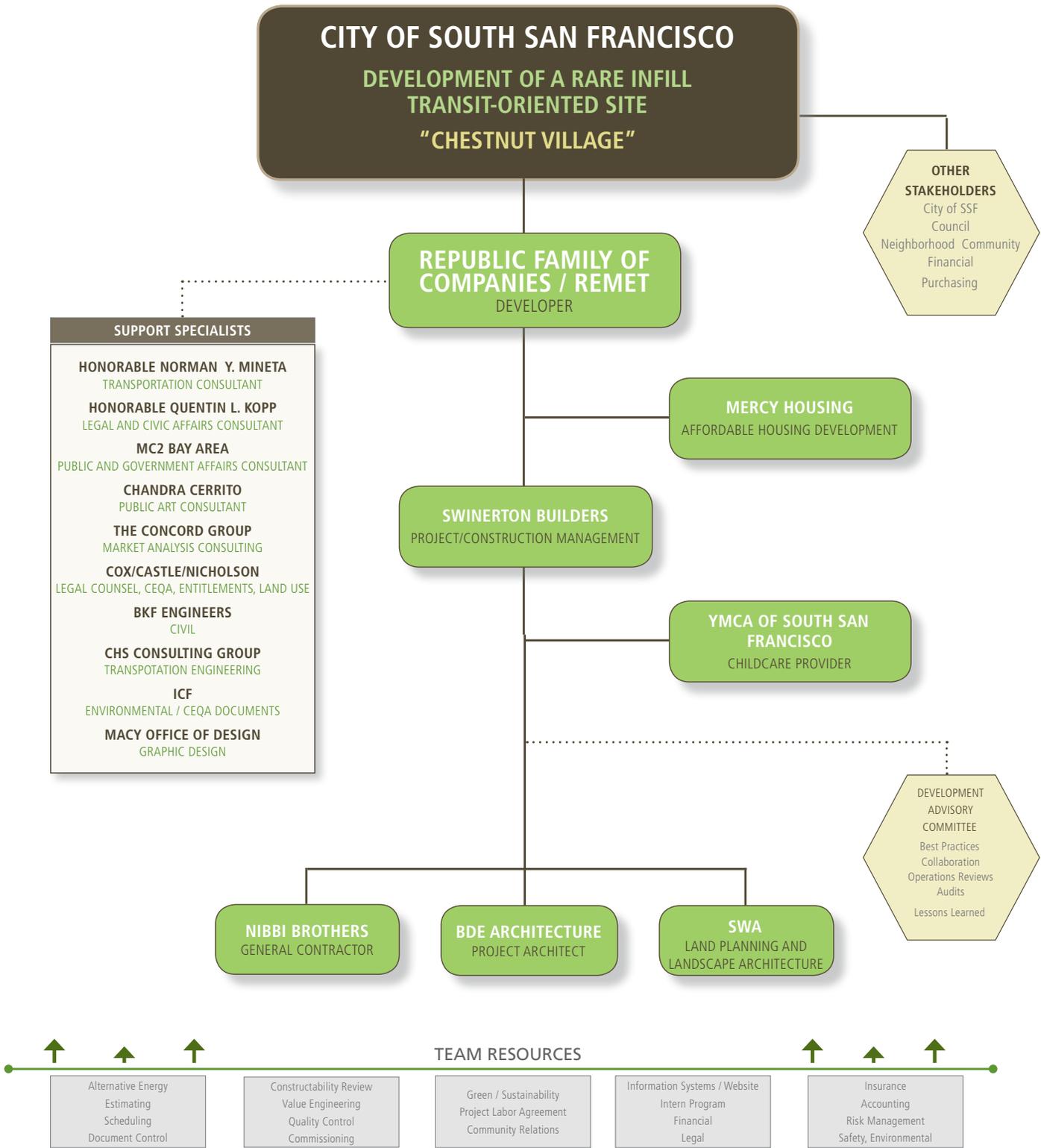
contact for the purpose of this response to the solicitation and for the duration of our relationship with the City of South San Francisco throughout the development process.

TEAM ORG CHART

For context, please see following the page for the Offeror Team Organizational Chart that describes the roles each of the entities will perform. The exact composition of the team will vary depending on which of the optional programs we have proposed, as well as market conditions. The following describes our proposed structure.

Our team envisions Republic owning 100% of the market rate and affordable components before recruiting LIHTC investor/owners and resulting dilution.

A. DEVELOPMENT TEAM & EXPERIENCE



MERCY HOUSING

MERCY HOUSING HISTORY AND BACKGROUND



Founded by the Sisters of Mercy in 1981, Mercy Housing, Inc. (“MHI”) is a national nonprofit affordable housing development, management, and resident services organization headquartered in Denver, Colorado. The Mission of Mercy Housing is to create stable, vibrant and healthy communities by developing, financing and operating affordable, program-enriched housing for families, seniors and people with special needs who lack the economic resources to access quality, safe housing opportunities. MHI has developed more than 19,000 units of affordable housing and currently serves more than 50,000 people on any given day. This work spans across 26 states and through the efforts of seven strategic healthcare partners, the Mercy Loan Fund and MHI’s consulting division, Mercy Housing, Inc. has established an exceptionally deep national presence. Mercy Housing is also a leader in an integrated, mission-based approach that couples the delivery of customized resident and community service enrichments with quality development,

management, and maintenance to create healthy communities.

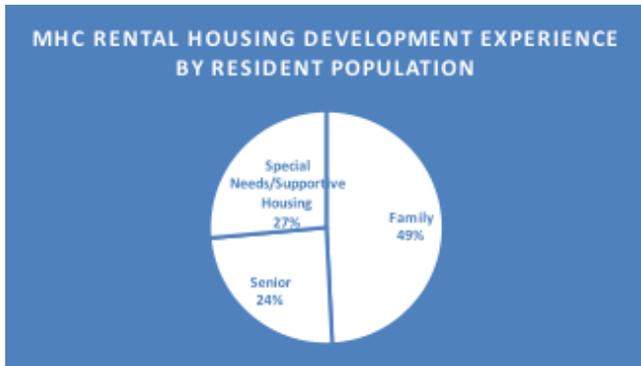
Mercy Housing California (“MHC”) was incorporated in 1988 as the California affiliate of MHI and is one of the largest affordable housing developers in California in terms of staff, capacity, annual budget, and units constructed. Mercy Housing California’s long history of successfully developing and managing affordable housing and providing on-site resident services, coupled with our significant community engagement and development experience, makes MHC uniquely qualified to complete a high-quality, sustainably managed affordable housing development in partnership with RE/MET, the City and the surrounding community.

RENTAL HOUSING DEVELOPMENT EXPERIENCE

MHC has successfully completed development of over 9,000 affordable rental units for families, seniors, and people with special needs. Of the rental housing developed, approximately 49% has been for families, 24% for seniors, and 27% for special needs populations (often homeless or at risk of homelessness). In addition, MHC has over 3,000 units in the development pipeline from feasibility through construction. MHC has

A. DEVELOPMENT TEAM & EXPERIENCE

also been a leader in the creation of housing for veterans and currently has 90 units in operation and nearly 270 additional units in development.



SENIOR HOUSING DEVELOPMENT EXPERIENCE

With over 2,500 units in over 35 senior housing developments (20 of which are in San Francisco), serving seniors is at the core of MHC's mission. Within the greater senior population, MHC's deep income targeting by its nature results in serving higher risk households, such as the frail, disabled, or those living with HIV/AIDS. Through MHC's service-enriched programming, MHC continues to successfully house residents needing wrap-around case management services, and assists them in living independently.

In 2014, MHC completed Vera Haile Senior Housing in San Francisco, a Partnership with the St. Anthony Foundation. The site of the former St. Anthony Dining Room was

redeveloped to include a new larger space for the Dining Room, a social work center on the 2nd floor,

and affordable senior housing above, all within a new ten story building. St. Anthony Foundation provided a ground lease for the site and owns and operates the dining room and social work center. Through an air rights subdivision, Mercy Housing developed eight floors of affordable housing above, a total of 90 units, for very low income persons 62 years or older. 18 units are set aside for the formerly homeless. In 2010, MHC completed Edith Witt Senior Community, 107 units in the heart of the Civic Center in San Francisco. Edith Witt includes

27 units of permanent housing for the formerly homeless and a satellite health clinic for residents only. Edith Witt was Mercy Housing's



Edith Witt Senior Community

second HUD Section 202/4% tax credit execution, a model of mixed finance that Mercy Housing itself pioneered with the completion of Kent Gardens Senior Housing in San Lorenzo in 2008. In 2006 MHC opened the highly lauded 140 unit Mission Creek Senior Housing in San Francisco, which includes 50 units set aside for formerly homeless seniors, an adult day health clinic, ground floor retail, and a new branch of the public library system. Mission Creek won 14 design awards and recognitions, including the Golden Nugget Award for Best Affordable Housing, Best Senior Housing, and Best Mixed Use Project; and Affordable Housing Finance Magazine Reader's Choice Award for Best Urban Project.

VETERAN HOUSING DEVELOPMENT EXPERIENCE

Mercy Housing's roots in the South San Francisco area go back to the 1990's when MHC developed one senior and two family housing development in Daly City, totaling 120 units, as well as a 42 unit senior development in Pacifica. Currently, MHC is developing Colma Veterans Village ("CVV") which is a 10 minute walk up Mission Road from the South San Francisco BART station. CVV includes 66 units of rental housing for veteran households earning a maximum of 50% of the area median income ("AMI"); onsite



El Monte Veterans Village

resident services and VA case management; and plentiful community amenities, including a fitness center, community center, community garden, and landscaped courtyards for gathering and healing-oriented programming. CVV has secured all its funding sources including funds from HCD's Veterans Housing and Homelessness Prevention Program ("VHHP") and is scheduled to start construction in Fall of 2017.

Additional veteran housing developments include MHC's El Monte Veterans Village ("EMVV"), 40 units of service enriched affordable housing for formerly homeless veterans, along with plentiful community and services space. Showcasing MHC's innovation and creativity, EMVV used wood framed structured parking to keep costs down and was one of the first developments in the State to project base HUD's VASH vouchers, an operating subsidy similar to Section 8 but targeted specifically to veterans. EMVV won

A. DEVELOPMENT TEAM & EXPERIENCE

the 2015 Gold Nugget Merit Award for Best Affordable Housing Project. Also in 2014, MHC completed Mather Veterans Village, the first of three phases that will provide veterans with critically needed housing options and supportive services located adjacent to the Sacramento Veterans Administration Medical Center in Rancho Cordova. Phase 2 is being developed by MHC's partners, and MHC's Phase 3 is schedule to start construction early in 2018. Mercy Housing has three other veteran housing communities in development in Greater Los Angeles: Baldwin and Rose Veteran Family Housing in El Monte, 55 units of mixed family/supportive housing scheduled to start construction late in 2017; Placentia Veteran Housing, 50 units of supportive housing for veterans scheduled to start construction early in 2018; and the Golden Motel rehab, 168 units of supportive housing with 60 units for veterans, also scheduled to start construction in early 2018. With 350 units of veteran housing in operations and development, MHC is quickly becoming a statewide leader in providing veterans housing.

MIXED USE DEVELOPMENT EXPERIENCE

Mercy Housing California has exceptional expertise in combining affordable housing with community-serving commercial space. A total of 38 of MHC's development have been mixed-

use, encompassing more than 226,000 square feet of commercial space. MHC's commercial portfolio includes more than two dozen child care and senior centers, youth centers, and health clinics. MHC has also developed more than 25,000 square feet of community facilities for others, including a branch of the San Francisco Public Library. MHC has a unique staff member - Nancy Conover, Commercial Developer - who is solely focused on commercial development and lease-up. Under Nancy's guidance, MHC has successfully leased over 50,000 sf of neighborhood serving retail.



San Francisco Public Library Branch at Mission Creek

EXPERIENCE WITH MARKET RATE DEVELOPMENT PARTNERS

Mercy Housing pairs with a wide variety of development partners and is adept at forming complex teams to execute complex developments. Mercy Housing was founded

by the Sisters of Mercy in 1981 and maintains deep ties with religious organizations, including financial sponsorship by six women's religious organizations. Mercy Housing has also partnered with six health care organizations under the Strategic Healthcare Initiative in order to further our common mission of creating healthy communities. Besides institutional partners, Mercy Housing partners with community based organizations, service providers, foundations, land trusts, community development corporations, and other for-profit and non-profit developers. The vast majority of these partners are non-profit, mission based organizations, though MHC is currently partnering with three market rate developers on significant redevelopment projects in San Francisco.



55 Laguna Master Plan, Full Build-Out

The first, at 55 and 95 Laguna St., includes 119 affordable housing units and 330 market rate units on a six acre campus owned by the University of California. The affordable component, which will also be under a long term ground lease with U.C., received unanimous planning commission approval in

August 2012. MHC and Wood Partners (www.woodpartners.com) worked successfully to negotiating Binding Agreements with U.C. in 2011 and a Development Agreement between MHC/Wood Partners that would dictate respective roles, responsibilities and financial obligations for each developer. Reflective of a multi-layered partnership approach, MHC is developing the affordable component in partnership with Openhouse, a San Francisco based senior LGBT housing and advocacy organization. Due to loss of redevelopment funds, the San Francisco Mayors Office of Housing ("MOH") asked Mercy Housing to explore the use of private acquisition capital to bridge the gap until permanent MOH sources could be identified. MHC worked with the Bay Area Transit Oriented Affordable Housing Fund ("TOAH") to structure an acquisition loan that met the City's and U.C.'s timing objectives and Mercy Housing's risk profile. The first phase of affordable housing was completed in 2016, and the second phase will start construction in 2017.

In the fall of 2011, MHC and Golub (www.golubandcompany.com) were selected to develop approximately 600 apartments spanning Transbay Blocks 6 and 7, at the corner of Folsom and Beale. Golub would build and own approximately 400 market rate apartments and MHC would build, own and manage approximately 190 affordable rental apartments. Golub and MHC worked

A. DEVELOPMENT TEAM & EXPERIENCE



280 Beale Street

collaboratively on the design and development of the integrated first phase on Block 6, sharing, for example, 3rd party construction management and consolidating architectural services for both market and affordable phases under a single architect. Golub contributed an in-lieu fee on the market rate units which was used to subsidize the affordable units, a structure that was not originally contemplated but helped to bridge the aforementioned reduction in MOH funding. Similarly, MHC redesigned its Block 6 community, titled 280 Beale Street, to include smaller units, thereby increasing density and maximizing the overall creation of affordable units on site. Together with Golub's market rate tower called Solaire, 280 Beale won the San Francisco Business Times Deal of Year award. The 2nd phase, Block 7, is currently under construction.

Currently, in partnership with The Related Companies of California (www.related.com), Mercy Housing California is co-developer of Sunnydale HOPE SF, the development of a new mixed income housing community

of up to 1,770 affordable and market rate housing units, 12 acres of new streets and utility infrastructure, 60,000 square feet of neighborhood retail and amenities, and 3.6 acres of new open spaces. The 50 acre site is the home of Sunnydale/Velasco Public Housing, San Francisco's largest public housing



Sunnydale Redevelopment Rendering

site and home to over 1,700 residents. MHC and Related recently obtained land use entitlements for this ambitious development, including executing a 25 year Development Agreement with the City and the creation of a Sunnydale Special Use District with site specific zoning and design guidelines. Construction will begin in January 2018.

In summary, MHC has significant current experience working successfully with market rate developers to achieve successful community outcomes and preserve project economics for both the market rate and affordable components.

Firm Profile and Experience

SUSTAINING ENVIRONMENTS FOR CIVIC EXCELLENCE



- Integrity
- Leadership
- Passion
- Excellence

BRIEF HISTORY OF FIRM AND SERVICES

The Swinerton Family of Companies, established in 1888, formerly Swinerton & Walberg, was incorporated in the State of California in 1908 and holds California Contractor's License No. 92. Throughout the years, the Company has established its identity and reputation for high quality construction, integrity, customer satisfaction, financial stability and project team excellence.

The family spirit and values of the Swinerton Companies has been the keystone of our successful 128-year history. These values are still apparent, having provided a consistent theme to successive generations of management and are deeply embedded in the culture and values of our Company today.

- Integrity
- Leadership
- Passion
- Excellence

As construction projects became increasingly more complex and expensive, clients found it imperative to ensure their projects were better planned, designed and executed. Swinerton responded to these needs in 1994 by consolidating all Program, Project and Construction Management and Consulting services into one Division.

FINANCIAL RESOURCES

Throughout Swinerton's history, we are proud to say that Swinerton has remained strong and steadfast. Thanks to the Company's robust financial health and our breadth of work within positive sectors such as education, Public Works, healthcare and multi-family housing, Swinerton today is one of America's most stable construction service companies. The Swinerton Family of Companies revenues in 2015, were over \$2.5 Billion.

DEPTH OF ORGANIZATION - NUMBER OF EMPLOYEES AND IN-HOUSE RESOURCES

Swinerton currently employs over 2,400 employees, with offices in 13 major cities nation wide. As owners of the company, Swinerton's employees have a vested interest in outstanding performance. Their personal sense of ownership generates extra effort, dedication, and a collaborative team attitude that delivers significant value to clients — going well beyond just dollars and cents. All resources of the Swinerton Group are available to support our Program Team in any and all disciplines, including:

- | | |
|------------------------|---|
| ▪ Estimating | ▪ Constructability Review |
| ▪ Hazardous Material | ▪ Solar Solutins/Alternative Energy |
| ▪ Safety/Environmental | ▪ Risk Management |
| ▪ Sustainability/Green | ▪ MEP Coordination |
| ▪ Scheduling | ▪ Building Information Technology |
| ▪ Community Outreach | ▪ Project Labor Agreements & Project Stabilization Agreements |

COMMITMENT TO EDUCATION

Swinerton has a comprehensive Educational Program, "*Swinerton University*" that encourages self-improvement and continuing education amongst our employees. Our Program is inclusive of both vocational and academic education including specific technical certifications. Swinerton views their employees as their greatest asset and is committed to each individuals betterment and well-being.

Firm Profile and Experience

SUSTAINING ENVIRONMENTS FOR CIVIC EXCELLENCE



- Integrity
- Leadership
- Passion
- Excellence

Currently Swinerton has offices in the following geographies:

- San Francisco, Oakland, Santa Clara, Concord, Sacramento, San Diego, Orange County and Los Angeles
- Atlanta, Georgia
- San Antonio, Texas
- Denver, Colorado
- Portland, Oregon
- Bellevue, Washington
- Honolulu, Hawaii



COMMITMENT TO SUSTAINABILITY - EXPERIENCE WITH CHPS / SUSTAINABLE 'GREEN' CONSTRUCTION

From our Chairman to our frontline program and project teams, we demonstrate our commitment through our successfully completed Green projects, including our own headquarters building in San Francisco, which has received Gold LEED-EB (Leadership in Energy and Environmental Design for Existing Buildings) certification from the U.S. Green Building Council. Our two office buildings in Concord and one building in Irvine, California host an array of solar panels that provide the majority of each facility's power. Our Green Building Team of over 325 LEED accredited professionals is continuously researching and implementing new Sustainable products and technologies that save initial construction costs and reduce ongoing energy consumption. The committee works hand-in-hand with clients, design, project and estimating teams to provide practical, cost-effective Green solutions, which include product specifications, availability, pricing, constructability, and life cycle costing. This depth of expertise, experience and long-established commitment to sustainability has enabled us to be a leader in CHPS and LEED for schools. Further reinforcing our commitment to sustainability, Swinerton has a Division solely focused on alternative energy solutions, including:

- Solar
- Photovoltaics
- Geothermal
- Wind

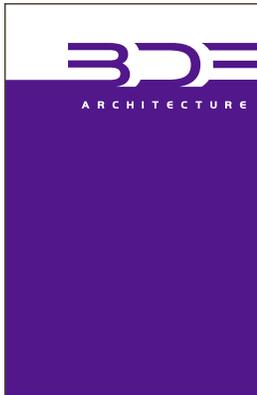
CORPORATE SOCIAL RESPONSIBILITY

Swinerton has long been dedicated to positively impacting our industry, our communities, and our employees. We believe in building responsibly, as we do so through our commitment to economic and workforce development, philanthropy, safety, health and wellness, innovation, collaboration, and ensuring we are environmentally conscious in all of our operations. Corporate Social Responsibility (CSR) is not merely a department; it is the very DNA of our organization. All of us working together with a common CSR vision can ensure that Swinerton remains a sustainable company that builds better communities, better lives, better leaders and a better tomorrow.

THE SWINERTON FOUNDATION

The Swinerton Foundation was founded in 2002 to honor our obligation to be a committed corporate citizen. As a corporate family, we believe it is our duty to better the communities in which we live, work, and build. The Foundation has been certified by the Internal Revenue Service and the State of California as a 501(c)(3) nonprofit organization. The value of that status is that the Foundation can receive and make tax-deductible contributions. Those contributions benefit non-profit organizations that support youth, health, human services, and culture and the arts. The Foundation adopted a philosophy, that we have a responsibility to help those in need and to support our employees to do the same. We believe this philosophy mirrors the attitude of our employees and properly reflects the "soul" of the company. Since its inception, the Foundation that has donated over \$4.7 million to local organizations.

BDE ARCHITECTURE



BDE gives form to their clients' vision by balancing artistic inspiration with technical knowledge and professional service. Whether designing a custom or multi-family residence, hotel, office

or retail space, they approach each design considering its context. With this insight, they can provide each project with the unique solution it requires. As a mid-sized firm we have the capacity for larger projects while maintaining direct partner involvement in each project.

Since 1988, BDE Architecture has specialized in the design of projects which involve complex programming, challenging site locations, difficult approval processes, budget constraints and demanding aesthetic goals. They relish the complexity of these projects and their comprehensive team approach underlies their ability to solve these intricate architectural problems. BDE prides themselves in developing strong connections between architect, client, consultants and contractor, which is paramount in creating a cohesive product that responds to the aesthetic, economic and constructability of the project.

BDE has achieved their success by forging long-term relationships with business, industry, government, educational, and residential

clients. They strive to make each of their buildings environmentally responsive and believe that sustainable architecture begins during the conceptual design phase. During construction they provide comprehensive service and support to contractors, in order to maintain design integrity and ensure that the initial inspiration of a project is brought to reality. Their reputation and award-winning projects underscore this commitment.

BDE has over twenty years of experience designing award-winning market rate and affordable multi-family, transit based and mixed-use projects. The basis of their innovative site planning and unit designs is the unique market goal of each project, smart growth principles and local government entitlement and approval requirements. As members of the development team, they contribute consultant coordination and technical understanding of constructible detailing and value engineering. Through quality design and presentation as well as experience as public planning officials, they provide critical expertise in public approvals, financing and entitlements process.

A. DEVELOPMENT TEAM & EXPERIENCE

BDE



SWA - LANDSCAPE ARCHITECTURE, PLANNING AND URBAN DESIGN

For over five decades, SWA has been recognized as one of the world's design leaders in the fields of landscape architecture, planning and urban design. Their projects have received over 800 awards and have been showcased in over 60 countries. Their principals are among the industry's most talented and experienced designers and planners. Emerging in 1959 as the West Coast office of Sasaki, Walker and Associates, the firm first assumed the SWA Group name in 1975.

Despite being one of the largest firms of its type in the world, SWA is organized into smaller studio-based offices that enhance creativity and client responsiveness. Over 75 percent of their work has historically come from repeat clients. In addition to bringing strong aesthetic, functional, and social design ideas to our projects, we're also committed to integrating principles of environmental sustainability. At the core of their work is a passion for imaginative, solution-oriented design that adds value to land, buildings, cities, regions, and to people's lives.

Landscape Architecture

For the planning and exterior design of client sites, SWA provides complete landscape architectural services, including site planning, concept design, schematic design, design development, construction documentation, and construction observation. They often provide their clients with continuing landscape

design consultation after construction completion and can provide landscape management plans for their use.

Planning

For large-scale projects, they produce comprehensive land plans and master plans. Because their work is land-based, they're able to create plans that sensitively make the best use of terrain, landform, natural systems, landscape, and urban spaces, and integrate those elements with the required infrastructure, buildings, and other improvements. They apply these same skills to projects involving the use and restoration of natural systems.

Urban Design

For urban projects, they offer master planning, preparation of design guidelines, and full design services. These urban design and planning services can be applied to entire districts, as well as street systems, city blocks, public parks and plaza spaces, waterfronts, and the smallest of urban areas. They are skilled at addressing both the redevelopment of an urban area—including infill development and land use changes—as well as the design of new urban environments.

A. DEVELOPMENT TEAM & EXPERIENCE



NIBBI BROTHERS GENERAL CONTRACTORS



A. DEVELOPMENT TEAM & EXPERIENCE



Nibbi Brothers General Contractors has been constructing technically complex buildings in the San Francisco Bay Area since 1950.

They understand the desire that the general contractor be more than just a good builder, but also a company that embodies a good business approach with its clients.

In 67 years of business, they have proven that an honest, straightforward and disciplined approach can have a positive impact on their clients' projects, as well as their long term success as a builder.

HOUSING EXPERIENCE

Housing is Nibbi's largest core market. Over the past 10 years alone, they've built over 5,000 units and a billion dollars of housing.

Nibbi's market rate housing assignments include mid-rise and highrise developments with a wide array of tenant amenities. Many of these projects are within easy walking distance of major transportation hubs.

QUALITY CONSTRUCTION

The range of their housing experience includes both market rate and affordable units, mainly Types I, III and V (concrete and

woodframed construction). In all cases, Nibbi prides itself in using construction materials and methods that provide high quality, as well as ease of maintenance and functionality. The result is buildings of design excellence and lasting value.

Nibbi has an especially strong Quality Assurance and Quality Control practice, headed by Randy Harpel and Kit Chang, LEED® AP. Randy brings 34 years of field experience and 19 years of experience at Nibbi, as their Director of Quality Control. Kit has been with Nibbi for 17 years, with 30 years of industry experience, and serves as their Sr. PreCon Quality Assurance Manager. Together, they work with the entire estimating and preconstruction team to ensure quality issues are fully addressed.

Randy focuses his attention on material compatibility, water-proofing, flashing and installation requirements and guidelines related to products, sealants and systems. Kit reviews documentation from the architect, focusing on the application of high quality materials that meet or exceed industry standards.

She also helps identify appropriate construction methods for the use of these materials. As a licensed architect, her scope of work includes reviewing drawings and specifications to determine project compliance with current codes, including fire and ADA.

BFK - CIVIL ENGINEERING . SURVEYING . PLANNING

Delivering Inspired Infrastructure

For over 100 years BKF has been delivering Inspired Infrastructure to its clients. As a result, they have earned their clients trust, and thereby their repeat business.

BKF has worked diligently to help their clients achieve their goals, and bring their projects across the finish line. Through their network of 12 offices in California, they have developed extensive local knowledge that provides them with a keen understanding of issues relating to feasibility, permitting, and entitlement approvals.

BKF provides civil engineering, land surveying, and land planning services for government agencies, institutions, developers, architects, contractors, school districts, and corporations.

Their markets include healthcare, education, residential, commercial, industrial, corporate, transportation, and public works.

BKF provides a number of specialty services including sustainable design, site accessibility consulting, hydrology/hydraulics, traffic signal design, and 3D laser scanning.

BKF's 100+ years of engineering, surveying and planning have produced some of the most recognized projects in California. By combining their years of experience in diverse markets with new, innovative approaches to problem solving they have grown to their current 12 offices with over 400 experienced staff. They look forward to delivering inspired infrastructure for your next project to help you achieve your goals.

CIVIL ENGINEERING

Site Development
Streetscape Design
Parking Lot Planning & Design
Grade Separations
Joint Trench Coordination
Site Grading

WATER RESOURCES

Storm, Sewer and Water Systems
Storm Water Quality Compliance
Erosion Control & SWPPP
Pump Station
Detention Systems
Hydraulic & Hydrology Studies
Utility Master Planning & Design

TRANSPORTATION

Geometric Roadway Design
Traffic Signal Design
Traffic Impact Studies
Highway and Interchange Design
Traffic Circulation
Light and Heavy Rail

LAND PLANNING

Master Planning
Zoning Modification
Permit Application
Contract Planning to Public Agencies

ENTITLEMENT SUPPORT

Review Permit Requirements
Hard/Soft Cost Estimates
Environmental Review Support
Tentative Map Preparation
Scheduling
Feasibility Studies Due
Diligence Reports
Treasure Island, San Francisco, CA
TerraBay, South San Francisco, CA

SURVEY

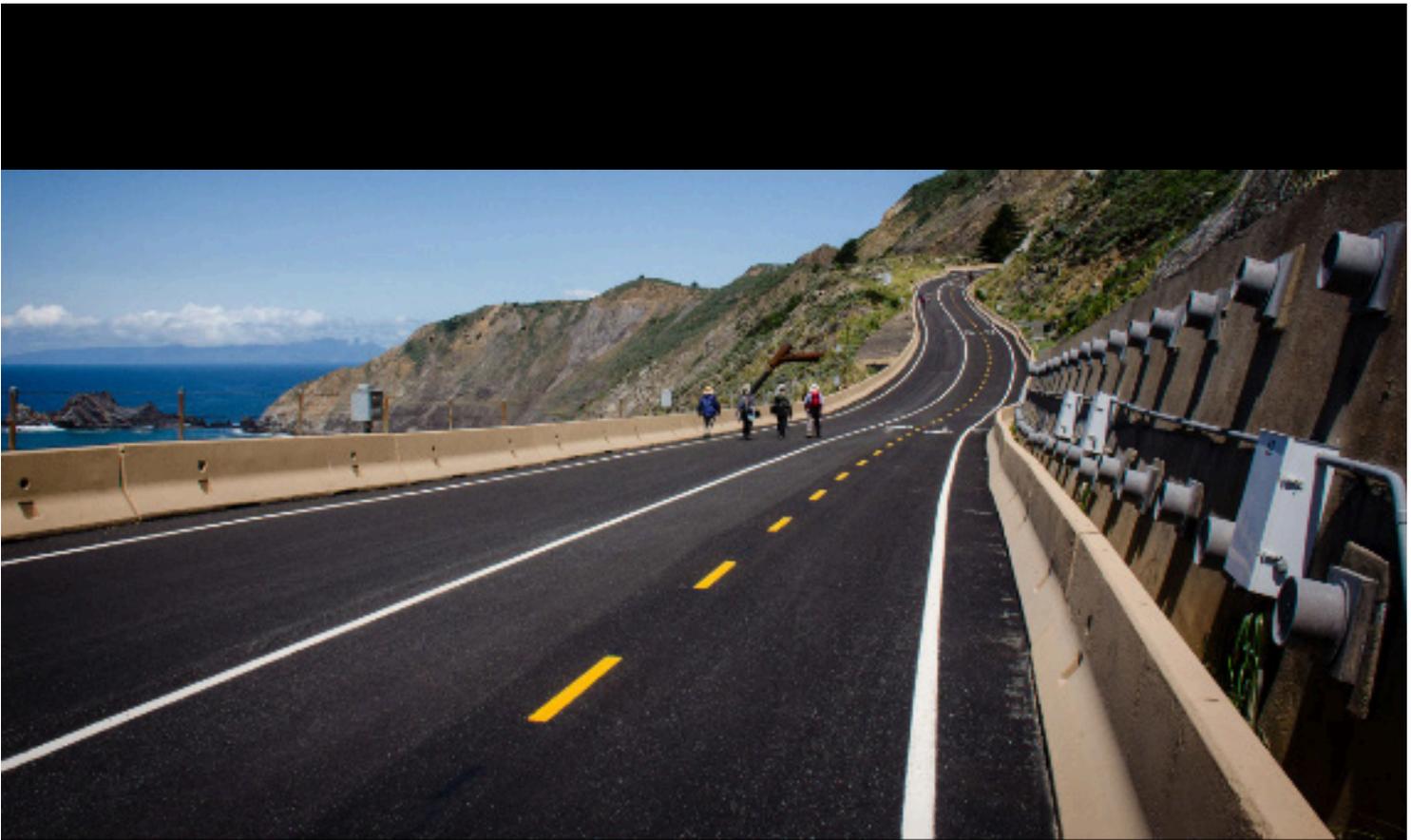
GPS Surveys
Right-of-Way Mapping
ALTA/ASCM Surveys
Topographic Mapping High Resolution Scanning GIS Mapping

Subdivision Mapping
Boundary Surveys
Construction Surveying

SPECIALTY SERVICES

Landfill Reclamation
Wetlands Permits
Project Management
Differential Settlement Site Design
LEED Documentation Support
Construction Management
Expert Witness

A. DEVELOPMENT TEAM & EXPERIENCE



Civil Engineering



Surveying



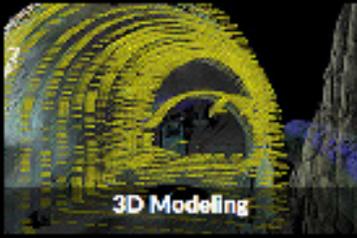
Planning & Entitlements



Transportation



Sustainable Design



3D Modeling



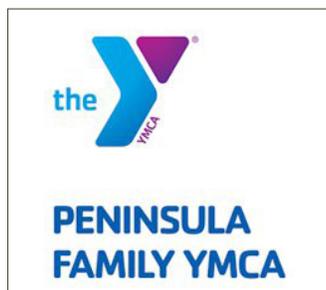
Water Resources



Stormwater Compliance

YMCA OF SOUTH SAN FRANCISCO

About our organization:



The Peninsula Family YMCA is located in the City and County of San Mateo and has a rich history of strengthening the foundations

of community. As a chartered branch of the YMCA of San Francisco since 1924, we are driven by our bold vision which states that, “By the year 2020, the healthiest children in America will live in the Bay Area.” We are committed to developing and operating the highest quality programs possible and achieving our mission of building strong, kids strong families, and strong communities.

The YMCA is one of the largest childcare providers in the country and our agency is at the forefront of providing evidenced-based, mixed-income program models to offer equitable services to youth and their families from low-to-moderate-income Bay Area households. We have been operating curriculum driven, year-round preschool programs for over 30 years, and also offer a variety of services for youth of all ages and their families including mental health, family resource centers, senior programs, health and wellness activities, afterschool programs, summer camps, and so much more.

As a unit of business under the auspices of the YMCA of San Francisco, the Peninsula Family

YMCA works to understand and respond to the complex and emerging needs of our targeted populations. We understand that each of our communities has unique challenges and we work to pro-actively address and respond to these conditions via compassionate and effective programming. If selected to partner with Republic Metro to be the operator of the preschool program at Chestnut Village in South San Francisco, we expect to leverage our deep organizational portfolio and programmatic experience to replicate the successes we have achieved at our multiple preschool centers located in San Mateo County and beyond.

Child Development Preschool Programs - Operator Experience

The YMCA of San Francisco has been in existence for over 160 years and has provided community-based youth development, family support, and early childhood education programs since our inception. We have been operating preschools since 1984 (34 years) and we currently operate seven Preschool Programs which are located in socio-economic and ethnically diverse communities (e.g. three preschools in San Francisco, three in Marin/Novato and one in South San Francisco). Our organization’s overarching goal as it relates to our preschool programs is to provide the highest quality child care services to all families regardless of income or inherited positions in society.

A. DEVELOPMENT TEAM & EXPERIENCE



Gateway Child Development Center – Located in South San Francisco, Gateway Child Development Center was built by the city of South San Francisco in 2004. Since opening its doors, the Peninsula Family YMCA has been the operator of this center and recently achieved NAEYC accreditation in 2013. Gateway Child Development Center has two licenses, one for infant’s age 3 months to 24 months old, and the other license is for preschool age 2 – 5 years old. The center is licensed to serve a total of 111 children: 36 infants and 75 toddlers/ preschoolers. Throughout the years, we have established and cultivated a strong partnership with the city of South San Francisco providing high quality and affordable care to children residing in area and from neighboring cities

and communities. If selected, via RFP, we will replicate this program model and implement best practices from our successful Y preschool programs throughout the Bay Area. In essence, we are well-positioned to create, operate, and evaluate meaningful childcare services for infants, toddlers, and preschool children via the Chestnut Village Preschool Program.

Child Care Needs

We are excited to partner with Republic Metropolitan on this project to meet the needs of South San Francisco as affordable housing and child care are in high demand in the community. According to the 2017 San Mateo County Child Care Need Assessment,

South San Francisco was identified as facing a shortage of subsidized affordable care for infant and toddler aged children, with a high percentage of those children coming from low income families. We believe that the location of the Chestnut Village will help to meet the demands for child care in South San Francisco and other nearby cities such as San Bruno, Millbrae, Colma, Brisbane Pacifica and Daly City – areas which also experience shortages for affordable infant and toddler care and for parents working in South San Francisco.

Our experience of working with low income families or families receiving subsidies begins

with providing a host of free of charge programs and activities like Family Resource Centers, Afterschool programs located in public housing developments, free mental health services, and support to homeless and formerly homeless families. In addition, the seven preschool programs we currently operate are located in culturally and socio-economically diverse neighborhoods where we look to hire staff that reflect the community. Moreover, we specialize in implementing a mix-income model for our child care, and set aside a minimum of 25% of a program’s enrollment for at-risk youth from low to moderate-income families. Finally, to offset or subsidize child



A. DEVELOPMENT TEAM & EXPERIENCE

care tuition cost for parents, our programs accept third party-voucher payments and provide financial assistance via YMCA annual fundraising effort to families in need. We possess years of experience managing full-fee and public funded programs such as Preschool For All and State Preschools (where 51% of the children enrolled in our preschool programs are children from very low to moderate income households receiving subsidized care) and will tap into this organization expertise for the proposal preschool site at Chestnut Village.

Program Quality

Mission and Philosophy: The YMCA's mission is to build strong kids, strong families and strong communities by enriching the lives of all people in spirit, mind and body. The mission of our Child Development Program is to provide a supportive, nurturing environment that enriches the development of the whole child and helps to provide a foundation for the entire family. We are dedicated to providing high quality professional care to infants, toddlers and preschool children in YMCA programs, to create strong emotional bonds between the child, families, and other children within programs. We understand that children need to feel emotionally and physically safe in their environments to reach their highest potential. We know children develop at different rates and we incorporate that belief into every aspect of the program by

providing opportunities for children to engage in developmentally appropriate activities that focus on learning, play and development of healthy and positive social-emotional development.

Program Goals

Our Child Development programs incorporate hands-on learning experiences that teach the values of caring, honesty, respect, responsibility, and community. This is done through exploration and discovery in a supportive and enriching environment based on the interests of the children through a self-guided curriculum. We believe that a child's future success is dependent on his/her early childhood experiences; thus, the Y's emphasis on youth development, healthy living, and social supports our curriculum in developing leaders of the future who will display strong character, as well as curious minds and healthy bodies. While each of our ECE centers is unique in location and environment, they each deliver and maintain the same quality standards. The family is the most important foundation in young children's lives and by building a strong bond between home and school, our programs allow children to feel confident as their world expands.

Children and Youth who are physically, socially, emotionally, mentally, and spiritually healthy are well positioned to achieve desired early adult outcomes such as economic self-

sufficiency, healthy families, positive social relationships, and community contribution.

With this in mind, our program goals include:

- To meet the developmental needs of the child while encouraging creativity, self-esteem and self-expression;
- To promote social, emotional, and cognitive growth;
- To encourage active daily activities and promote healthy nutrition;
- To provide a relaxed and nurturing atmosphere where self-esteem, independence, decision making, and self-control are supported;
- To provide clear, easily understood expectations and boundaries for the children;
- To provide a wide variety of age appropriate activities in a predictable routine schedule;
- To encourage cooperation and growth of interpersonal relationships and trust;
- To provide an opportunity to appreciate all aspects of diversity in other families and other children in the center;
- To increase reading and literacy at home;
- To enhance family life by encouraging

parents to take an active role in their child's development and learning.

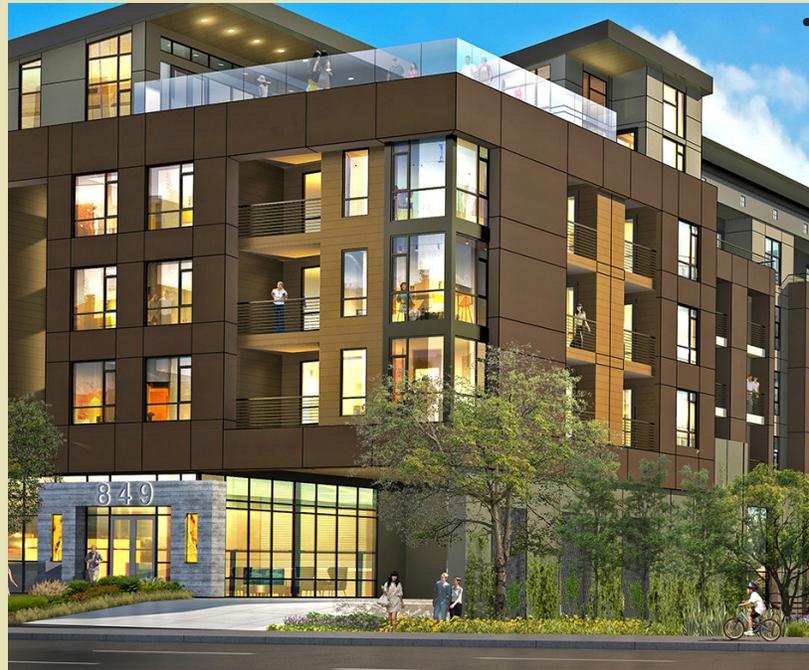
Curriculum

The designed goals for the YMCA of San Francisco Child Development Programs are achieved through the use of Creative Curriculum, an evidence-based curriculum which aligns with the California of Education Preschool Foundations and Early Learning Framework. Creative Curriculum allows us to infuse the following curriculum and approach: Developmentally Appropriate Practices (DAP) and Anti-Bias Curriculum implemented through play. We also incorporate inspirations of Reggio Emilia using project-based approaches to document children's learning and by creating a home-like learning environment. With Reggio Emilia, we are able to incorporate Science Technology Engineering Arts and Math (STEAM) through inquiry-based, hands-on curriculum where children are exposed to nature and encouraged to follow their curiosities, to be creative, to hypothesize, and to experiment. The Reggio Emilia approach practices theories based on the works of Dewey, Vygotsky, Piaget, and others – a system that includes collaboration among children, teachers, and parents, experimenting by doing, importance of social learning, understanding the importance of the role of culture, and interdependence. These teachings and theories

A. DEVELOPMENT TEAM & EXPERIENCE

are implemented into a curriculum designed to support each child's social-emotional, cognitive, language, literacy, and physical development in a developmentally age-appropriate manner. The Anti-Bias curriculum compliments both the Reggio Emilia and DAP approach to help guide staff in providing curriculum that promotes inclusion, acceptance, and understanding of cultural diversity. Combined with Creative Curriculum, our program ensures that our curriculum is not only child-centered but serves and meets the diverse needs of children and their families individually. Furthermore, these curriculums are evidence-based, developed from current brain research and best teaching practices.





TEAM RÉSUMÉS

ROBERT H. MENDELSON RÉSUMÉ

ROBERT H. MENDELSON President, Republic Metropolitan



Since 1980, Bob Mendelson has directed the coordination of large development projects, usually involving public/private

partnerships. His work includes selection and assembling of viable professional teams, assisting in securing financing and directing development activities during the pre-construction phase. He has played a major role in the development of some 8 million square feet of mixed-use projects in Washington, D.C., with a combined value of over \$2.3 billion, including Market Square (1.2 million sqft), Washington Harbor (700,000 sqft), The Portals (3 million sqft), the Ronald Reagan Building (3 million sqft); as well as the Brentwood Road USPS General Mail Facility (600,000 sqft). The Ronald Reagan Building, after the Pentagon, the largest federal building in the United States, is a good example of Mendelson's efforts. Originally called "The International Cultural and Trade Center", the project was the subject of spirited competition conducted by the Pennsylvania Avenue Development Corporation and the General

Services Administration. Mendelson formed, and was a partner in, The Delta Partnership, which won the award. As the Federal Triangle Corporation, the venture designed and constructed this landmark development.

Bob Mendelson served as president of the West Coast Division of Republic Urban Properties LLC from 2005 to October 2008. Under his leadership Republic was awarded the right to co-develop the first major Transit Oriented Development project undertaken by the Santa Clara Valley Transportation Authority, which operates the light rail system in the San Jose region. Transit Oriented Development is of particular interest to Mendelson, who co-authored with Joseph Bender (consultant to the Master Developer) a book on best practices in the field, together with the National Trust for Historic Preservation, *The Returning City: Historic Preservation and Transit in the Age of Civic Renewal*. The book was produced at the request of Secretary of Transportation Norman Y. Mineta, and funded by DOT. Currently, Mendelson leads Republic Metropolitan, LLC, specializing in public/private projects.

Bob Mendelson graduated cum laude from the University of California, Berkeley, with a degree in political science. Following his graduation in 1959, he completed the Coro Foundation Internship in Public Affairs in 1960-1961. He went on to become the Community

A. DEVELOPMENT TEAM & EXPERIENCE

Relations Specialist for the San Francisco Redevelopment Agency.

Following his tenure with the Redevelopment Agency, Mendelsohn became the Administrative Assistant to State Senator J Eugene McAteer of San Francisco, for whom he co-wrote State Bill #309, the "Save the Bay" Act that created the San Francisco Bay Conservation and Development Commission (BCDC), of which he was an original member.

In 1967, Mendelsohn was elected to the San Francisco Board of Supervisors and was reelected in 1971 and 1975. During this time, he represented the City on the BCDC and the California Coastal Zone Conservation Commission.

Mendelsohn then went to Washington, D.C., in 1977 to become Assistant to the Secretary of the Interior, Cecil D. Andrus, in the administration of President Jimmy Carter. He represented Secretary Andrus on the Pennsylvania Avenue Development Commission which directed the transformation of a blighted and embarrassing eyesore into a grand boulevard, bordered by handsome well-designed buildings. As a member of the Board of Trustees of the Wolf Trap Foundation, he served on the building committee that rebuilt the Filene Center after it was destroyed by fire. Central to the project's success was a public/private financing program, devised by Mendelsohn.

He was later appointed by President Ronald Reagan to the United States Holocaust Memorial Museum Council. As a member of the three-member Executive Committee of the Museum Development Committee, he helped direct the design and construction of the Holocaust Memorial Museum in Washington.

Mendelsohn has served on the Board of Washington Trustees of the Federal City Council; as a member of the Board of Trustees of the National Parks and Conservation Association; as a member of the Executive Board of the College of Letters and Science, University of California, Berkeley; and as a member of the Board of the Coro Center for Civic Leadership.

MERCY HOUSING KEY RÉSUMÉS



BARBARA GUALCO

Director of Real Estate Development

PROFESSIONAL EXPERIENCE

Mercy Housing California, San Francisco, California

Director of Real Estate Development, September 2003 to Present

Direct the multi-family housing and commercial development work in the San Francisco office of a national leader in the acquisition and production of quality affordable multi-family housing developments. Responsibilities include developing an acquisitions strategy, negotiating site control; conducting market and demographic analysis, feasibility assessments, preliminary land use analysis, asset repositioning and work-outs; obtaining neighborhood acceptance and land use approvals; managing the bidding and design process; assembling public equity and private debt financing for complex tax credit and bond financing packages. Oversee San Francisco Bay Area development pipeline of over 2,000 units including managing and assisting a staff of 9 development professionals.

Mercy Housing California, San Francisco, California

Senior Project Manager, November 1987 to August 2003

Perform site analysis and prepare proformas to determine feasibility of new development opportunities. Identify and structure development and operating financing; obtain commitments; close financing including various public sector subsidy sources and conventional financing. Obtain land use entitlements; coordinate community acceptance plans; represent agency in public forums. Identify, select, contract and coordinate team of development professionals including architects, engineers, attorneys, financial consultants, property management, etc. Oversee construction progress including processing construction change orders and payment applications. Develop and administer development budgets and schedules; provide reporting to multiple funding sources. Provided direct project management for nine distinct housing developments comprised of approximately 500 units. These developments included new construction, renovation and adaptive re-use with a wide range of financing including the HUD 202 Capital Advance Program, Low Income Housing Tax Credits both 9% and 4%, McKinney Programs and Shelter + Care.

EDUCATION

Master of City Planning, Land Use Concentration, University of California Berkeley, 1987
B.A., Economics San Francisco State University, Phi Beta Kappa 1983

PROFESSIONAL AFFILIATIONS & COMMUNITY INVOLVMENT

Board Member, Treasure Island Homeless Development Initiative (TIHDI)
Past Board President, Non-Profit Housing Association of Northern California

A. DEVELOPMENT TEAM & EXPERIENCE



MICHAEL KAPLAN

Project Developer

PROFESSIONAL EXPERIENCE

Mercy Housing California

Project Developer, 2015-Present

Project Assistant, 2014

Joined Mercy Housing California (MHC) in 2014 as a Project Assistant and quickly promoted to Project Developer three months later. Currently project-managing 66-unit permanent supportive housing development for Veterans in Colma, including new construction and rehabilitation of historic building, negotiations with BART to use their neighboring right-of-way for parking, and navigated project through CEQA EIR. Collaborated with service providers to create program for residents, including working with Veterans Affairs and local homeless agencies, and engaging with internal property management team to adapt design for improved management and operating efficiencies. Successfully closed deal to renovate 98 unit old public housing high rise, while occupied, in San Francisco as part of the RAD program. Tackled challenging local communities in San Mateo County and Pacific Heights, and adapted projects to address resident concerns in order to gain buy-in and successfully entitle projects. Conducted financial analysis, prepared proformas, and submitted funding applications to TCAC/CDLAC, HCD, HOME/CDBG, and other local sources. Hired and oversaw team of architects, engineers, consultants, and contractors. Negotiating opportunity, conceiving master plan, and assessing financial feasibility of redeveloping 3-acre site in Richmond, CA. Created financial model to evaluate several disposition and rehabilitation strategies for company office building, and assisted Executive Director and Board of Directors in decision-making process.

New Orleans Redevelopment Authority

Strategy and Development Intern, Summer 2012

Devised strategy for deployment of NSP II funds and identified key properties for acquisition with the catalytic potential for revitalization of distressed neighborhoods. Produced and presented comprehensive redevelopment plans and recommendations to Executive Director.

Anaina Hou Community Park

Founder, Project General Manager, 2006- 2011

Conceptualized, designed and directed creation of 15-acre community complex and performing arts center on the island of Kauai. Presented proposal at public hearings to the County of Kauai Planning Commission, the Mayor, and County Council members, and worked with various State and County agencies through entitlement process. Supervised construction and managed budget for successful completion of Phase I of the project. Hired, trained, and managed twenty employees and oversaw launch of business operations. Developed sustainable business model to reach profitability in the first year, generating over 60,000 customer visits and an 11% profit margin.

EDUCATIONAL BACKGROUND

Massachusetts Institute of Technology

Master of Science in Real Estate Development, 2014

Master in City Planning, 2014

Urban Design Certificate, 2014

Northwestern University

Bachelor of Arts, Economics and History, 2005



ED HOLDER

Vice President, Real Estate Development

PROFESSIONAL EXPERIENCE

Mercy Housing California

Vice President, Real Estate Development, 2011-Present

Vice President, Business Development, 2007-2011

Joined Mercy Housing California (MHC) in 2007 as Vice President of Business Development. In this role, responsible for the identification of new development opportunities and strategic partnerships in MHC's Southern California, Bay Area, and Sacramento markets. Recently assumed responsibility for MHC's real estate department, which includes a development portfolio of over 4700 units.

The Olson Company

Vice President of Development, 2005-2007

Led Olson's East Los Angeles County regional team; Manage development pipeline of 1100 units with a build out value of \$500 million; Develop and implement strategies for land acquisition, land disposition, entitlement, environmental cleanup, and design. Build out pipeline has grown by \$390 million in last 15 months; Achieved significant expansion and recognition within the 710/605 corridor cities; Emphasis on community outreach, engagement, and involvement through local volunteer programs and events. Manage four major developments in the cities of Compton (136 townhomes), Santa Fe Springs (346 townhomes), Whittier (280 townhomes), and El Monte (237 townhomes).

Director of Development, 2002-2005

In three years, entitled over 740 homes with buildout value of \$350 million in the cities of Carson, Simi Valley, Santa Fe Springs, Irwindale, Compton, and Fullerton. Led entitlements for Fullerton's SoCo Walk, a 120 unit Transit Oriented Development which has received considerable press coverage; Led team that created innovative design and functionality within community. Negotiated Disposition and Development Agreements in the cities of Compton and Irwindale. Led disposition of \$6 million property in Simi Valley. Created Olson's initial pro forma and project management scheduling templates.

J.P. Morgan Securities, Inc.

Associate, Public Finance Investment Banking, 1998- 2000

Raised capital, negotiated with rating agencies and bond insurers, developed financing recommendations, prepared analysis, reviewed legal documents, and formulated investment strategies for public and nonprofit sector clients; Clients included the State of California, Tri-County Metropolitan Transportation Dt. (OR), City of Mission Viejo RDA, and COPIA (Napa Valley).

Analyst, Public Finance Investment Banking 1995-1998

Provided analytical and documentation support to senior bankers; given considerable project management responsibility, including the primary leadership role on a \$30 million financing for the California DWR.

EDUCATIONAL BACKGROUND

Stanford University Graduate School of Business

Masters, Business Administration, 2002

Occidental College

Bachelor of Arts, Economics, 1995

A. DEVELOPMENT TEAM & EXPERIENCE



AMY BAYLEY, RSM

Vice President Community Engagement

PROFESSIONAL EXPERIENCE

Mercy Housing California, San Francisco, CA

Vice President Community Engagement, January 1995 to Present

Responsible for the community engagement and planning activities of Mercy Housing throughout California. This includes the development of community acceptance plans, the creation of opportunities for community participation in the development process, coordinating community design activities and local advisory committees, and new business development. Serves as a lead in community and government relations especially in jurisdictions not previously served by Mercy Housing California (MHC). Also serves as a Board member of the various Mercy HUD senior and special needs entities, assuring positive long-term relationships in the local community. In conjunction with the Regional President, works with MHC's Board of Directors and regional staff to achieve regional and system goals.

September 1993 to December 1994

Sabbatical: Travel and Study

August 1981 to August 1993

Principal

Mercy High School, Burlingame, CA

1972-1980

Teaching and Administration

Mercy High School, Burlingame, CA

Marian High School, San Diego, CA

Mercy High School, San Francisco, CA

EDUCATIONAL BACKGROUND

Russell College, Burlingame, CA

San Francisco State University

University of California, Berkeley, CA

Bachelor of Arts in Humanities

California Standard Teaching Credential-Life

California Administrative Services Credential

PROFESSIONAL AFFILIATIONS & COMMUNITY INVOLVEMENT

Director, St. John's Regional Medical Center Board, Oxnard, CA, 2000- 2007,2013-present

Director, Marian Regional Medical Center Board, Santa Maria, CA, 2007-2013

Member of 15 Mercy Housing Senior Property Boards throughout California, 1995- present

Director, Music at Kohl Mansion Board, 1985 – 1998, 2012-present

Director, St. Mary's Hospital and Medical Center Board, 1984-1990

Member, Mercy Secondary Education Association, Executive Board 1983-1989, President 1987-89

Guide, Summer European Tours for High School Students, 1979-1994



SAMANTHA HOGG

Director of Senior Services

PROFESSIONAL EXPERIENCE

Mercy Housing California, San Francisco, California
Director Senior Services, December 2012-Present

Samantha Hogg, Director of Senior Services, brings over 13 years of experience working with seniors, and 10 years working with Mercy Housing California in Resident Services. Samantha oversees a portfolio of 23 senior HUD 202 properties, 7 mixed-senior supportive properties, and is currently integrating a service model into 6 former San Francisco Housing Authority properties, through the Rental Assistance Demonstration (RAD) program.

Samantha ensures that senior properties developed by Mercy Housing California (MHC) provide high quality resident programs and that services are congruent with current practices, trends, and standards. Samantha has been successful in providing leadership and oversight to MHC staff, and has been leading the integration of evidenced-based programs such as Chronic Disease Self-Management and Matter of Balance workshops throughout the portfolio.

Samantha consults with MHC senior management and real estate development staff during acquisition and housing project development to ensure that effective and create programs and services are integrated into the project design and budgets. Through this work, Samantha continues to work closely with the Mayor's Office of Housing and Community Development and oversees several contracts with the Department of Public Health and the Human Services Agency.

EDUCATION

Master of Public Administration, University of San Francisco, 2012
Bachelors of Art, Psychology, San Francisco State University, 2005

AFFILIATIONS:

Mayoral Appointment to the Long Term Care Coordinating Council San Francisco
America Association of Service Coordinators
LeadingAge California

A. DEVELOPMENT TEAM & EXPERIENCE



JENNIFER FLEMING

Director of Supportive Services

PROFESSIONAL EXPERIENCE

Mercy Housing California, Sacramento, California

Director of Supportive Housing, June 2017-Present

GENERAL DESCRIPTION: Ensure that Supportive Housing developed by Mercy Housing California (MHC) provides high quality and effective environments and programs that are congruent with current practices, trends, standards, and funding requirements. Establish and manage relationships with third party service providers. Provide leadership during program planning and contract negotiation. Play a coordinating role with real estate development, asset management, property management and other stakeholders during the development process and during operations. Monitor contracts and oversee the services provided by contracting agencies.

Mercy Housing California, Sacramento, California

Associate Director of Supportive Services, April 2015-June 2017

City Heights Community Development Corporation, San Diego, California

Programs Director, 2013 to 2015

Directed program development, budgeting, delivery, staffing, and compliance activities of community and economic development programs including Active Transportation, Community Engagement, Economic Development, Workforce Development, Civic Engagement and Resident Self Sufficiency Services. Performed Operational Management Duties including contract negotiation, government and partner management, policy and procedural development and compliance. Served as a member of the Executive Team, participated in organization strategic decision making, linked programs and corporate operations, served as primary contact between CHCDC and the larger community including providing testimony at public hearings and presenting at local planning groups.

Las Palmas Housing /C.A.R.E., Encinitas, California

Social Services Manager, 2010 to 2013

Successfully applied for and managed \$500,000 of federal grants on an annual basis. Developed and implemented an automated system for the application of the welfare property tax exemption process used to acquire more than \$5,000,000 in property tax abatement. Created budgeting and performance monitoring systems to insure program effectiveness and sustainability. Project Managed the implementation and ongoing provision of supportive services, social, educational and recreational programs at more than 62 affordable housing communities located throughout California. Managed 8 fulltime employees and more than 25 independent contractors stationed throughout California.

A.N.T. Training Center, Dubai, United Arab Emirates

General Manager, 2008 to 2010

Managed of strategic and logistic operations of the institute: hiring and management of all staff, curriculum selection, booking and scheduling training spaces, and the processing of all student registration. Developed and executed successful marketing campaign, developed private and corporate customer base through networking events, email advertising, and social media.



JENNIFER FLEMING

Director of Supportive Services

Peace Corp., Santa Cruz, Bolivia

Micro-Enterprise Development, 2006 to 2008

Business Development-Worked in a business development capacity with the directors of artisan associations to create and implement business and marketing plans resulting in lower costs, increased market share, and greater profits.

Trainer and Informal Educator-Facilitated a series of workshops for artisan groups, taught basic business concepts and related the activities of individual members to the successes and failures of the association as a whole

Formal Business Educator (Professor)-Worked with local government authorities to develop and implement the community's only Vocation Education / Technical School enabling local youth to remain in the community and earn state recognized technical degrees (Nivel Technico). Taught Marketing and Small Business Management courses.

EDUCATION

California State University San Marcos

Bachelor of Science, Business Administration (Global Business Management), 2006

University of San Diego

Masters of Arts in Nonprofit Leadership and Management, 2014

CURRENT PROFESSIONAL AFFILIATIONS & COMMUNITY INVOLVEMENT

Co-Chair of Coordinated Entry Committee - Sacramento Steps Forward

Member Housing Committee - Sacramento Steps Forward

Member Homeless and Housing Advocacy Committee - Sacramento Housing Alliance

A. DEVELOPMENT TEAM & EXPERIENCE



JENNIFER SMITH DOLIN

RELEVANT PROFESSIONAL EXPERIENCE

Mercy Housing California, San Francisco, California

VP of Operations

Jennifer has more than 15 years experience in affordable housing. Jennifer joined Mercy in 2001 as a Project Assistant and quickly grew into project management both at a junior and senior level. In addition to her deep knowledge of affordable housing, her strong communication and organizational skills have led to the Vice President of Operations where she oversees the day to day operations of the Mercy across its three California offices with a particular focus on insuring effective coordination with property management, resident services and asset management.

Housing Developer, June 2005 to February 2014

Project Assistant February 2001- June 2005

Perform all phases of development of affordable housing associated with the acquisition, new construction and rehabilitation of quality affordable housing and commercial units throughout California. Responsibilities include: review sites for potential housing development; perform preliminary land use analysis to determine site development potential; secure local approvals and neighborhood acceptance; prepare financial analysis and secure funding; oversee construction; oversee transition of project to operations; close out project with investors and lenders, including 8609 and final investor pay-in.

1180 FOURTH STREET – Family – New Construction
MADONNA RESIDENCE – Special Needs – Rehab
PHELAN LOOP – Family – New Construction
ARLINGTON HOTEL – Special Needs – Rehab
CARTER TERRACE – Family – New Construction
DUDLEY – Special Needs – Rehab
GARDEN PARK – Special Needs – Rehab
JOHN KING – Senior - New Construction
KENT GARDENS – Senior Property – New Construction
LELAND POLK – Senior Property – Rehab

EDUCATIONAL BACKGROUND

Santa Clara University, Santa Clara, CA

Bachelor of Arts, Major in Business and minor in Theater Arts, 1990

PROFESSIONAL AFFILIATIONS & COMMUNITY INVOLVEMENT

Jesuit Volunteer Corp: East, New York City - Class of 1991

Chamber of Commerce, Leadership San Francisco Program – Class of 2003

Board Member, A Better Way, Foster Care and Adoptive Parent Agency - Present

Mercy Housing California

1360 Mission Street, Suite 300, San Francisco, California 94103 o | 415-355-7100 f | 415-355-7101
mercyhousing.org

Mercy Housing is sponsored by communities of Catholic Sisters

LIVE IN HOPE





DOUGLAS SHOEMAKER

President

PROFESSIONAL EXPERIENCE

Mercy Housing California, San Francisco, California

President, July 2011-Present

Responsible for leading MHC's operations in California including the oversight of affordable housing development, fund raising and resident services. Serves as lead in community and government relations. Works with the Board of Directors and regional staff to achieve regional and system goals.

Mayor's Office of Housing, San Francisco, California

Director, 2008 to 2011

Led various key mayoral initiatives, including the launch of HOPE SF, San Francisco's groundbreaking effort to revitalize five distressed public housing sites into mixed income communities. Responsible for a wide-range of interagency housing policy work, including the city's Citywide Loan Committee which coordinates funding from four city agencies for affordable housing and supportive housing development. Directed the development of housing plans for the Candlestick Point/Hunters Point Shipyard Plan, Treasure Island, and the Eastern Neighborhoods Plan.

Deputy Director, 2006 to 2008

Managed the strengthening of the City's inclusionary housing ordinance and program management. San Francisco's inclusionary ordinance is now among the most successful inclusionary programs in the country.

Non-Profit Housing Association of Northern California, San Francisco, California

Deputy Director, 2001 to 2006

Directed NPH's policy and advocacy work with housing finance agencies as well as the State Legislature. Served as the Northern California campaign coordinator for Proposition 46, a successful \$2.1 billion affordable housing bond passed by voters in 2002. Supervised regional advocacy work on inclusionary housing.

Mission Housing Development Corporation, San Francisco, California

Project Manager, 1995 to 2000

Developed the first affordable housing community in the Mission Bay neighborhood of San Francisco and helped to develop numerous supportive housing developments in the Mission District and South of Market. Managed the re-design of the 16th Street BART plaza in the Mission District.

EDUCATION

Duke University

Bachelor of Arts, Comparative Area Studies, 1992

University of California at Berkeley

Masters of Arts in Latin American History, 1993 – 1995

CURRENT PROFESSIONAL AFFILIATIONS & COMMUNITY INVOLVEMENT

Board of Directors for California Housing Consortium

Northern California Leadership Council for Enterprise Community Partners

Board of Directors for SPUR

Affordable Housing Advisory Council Member of the Federal Home Loan Bank of San Francisco

A. DEVELOPMENT TEAM & EXPERIENCE

HON. NORMAN Y. MINETA RÉSUMÉ

Hon. Norman Y. Mineta
Transportation Consultant



Norman Yoshio Mineta was born and raised in San José, California, where his father, who had immigrated from Japan as a boy,

owned and operated a successful insurance company. The elder Mr. Mineta and his family were valued members of the community and young Norman enjoyed the pleasures and pastimes of any other American boy growing up in a prosperous family. This all changed on December 7, 1941, when the country of his father's birth attacked the United States. For many Americans, anger at the unprovoked attack on Pearl Harbor quickly turned to suspicion that their Japanese American neighbors might be collaborating in some way with the militarist regime in distant Japan.

On the ostensible grounds of protecting the Japanese Americans from possible mob violence, the federal government and the western states directed that all persons of Japanese ancestry living within a proscribed distance from the Pacific coast be relocated to internment camps in the interior.

Many were forced to sell their homes, businesses and other property at a loss. The Minetas were able to rent their home, although their business was suspended for the duration. The family was relocated, first to a converted race track, then to a permanent camp in Heart Mountain, Wyoming. There, women, children and the elderly lived in tarpaper shacks in a barbed wire compound patrolled by armed guards, while the young men were drafted into the service of the nation that held their families in captivity.



Interned parents sought to preserve some remnant of normal American life for their children. They

organized a Boy Scout troop inside the camp and invited neighboring Scout troops to join them. One of the local Scouts who joined the interned Scouts in their activities was the young Alan Simpson, who later became a United States Senator from Wyoming. Simpson and Mineta formed a lifelong friendship, renewed when they served together in Washington.

Despite the patent injustice of their situation, many Japanese Americans served with exceptional bravery, and those who did not serve on the front lines found other ways to serve the adopted country that had treated

them so unfairly. Norman Mineta's father volunteered to instruct American army officers in Japanese, and was transported to Chicago to perform this work. Over the boy's objections, the elder Mineta insisted that young Norman study the language as well.

At war's end, the interned Japanese Americans were freed to return to their old lives, but many had lost their businesses and forfeited their property. Some faced the hostility of neighbors who had profited from their dispossession. The Minetas were more fortunate. They had secured legal protection for their real estate, and Mr. Mineta was able to resume his insurance business. Norman Mineta finished high school in San José, and to the surprise of many in the community, was elected Student Body President. Admitted to the University of California, Berkeley, he planned to study aeronautical engineering, but after an unhappy experience with calculus, he changed his major to business. The United States was at war in Korea, and Mineta participated in the Reserve Officers Training Program. After graduation, he served as an intelligence officer with the United States Army in Korea and Japan.

On completing his military service, Norman Mineta returned to San José and joined his father in the insurance business. He was active in the Japanese Methodist Church and served on the Santa Clara County Council of

Churches. When an opening arose on the city's Human Relations Commission, the Mayor of San José asked Mineta to fill the vacancy. On the Commission, Mineta was instrumental in establishing a municipal Housing Authority to assist tenants displaced by interstate highway construction. After serving on the board of the Housing Authority, Mineta was appointed to a vacant seat on the City Council in 1967, later winning election in his own right. He served on the City Council until 1971, when he was elected Mayor of San José.



As the first American of Asian Pacific ancestry to serve as mayor of a major American city, Mineta's election made national news and caught the eye of his boyhood friend, Alan Simpson, practicing law

in Cody, Wyoming. Simpson sent Mineta a congratulatory letter and the two resumed a correspondence that had faltered since their student days. In his three years as Mayor of San José, Mineta fought for local control over transportation decisions. In 1974, he was elected to the United States House of Representatives.

A. DEVELOPMENT TEAM & EXPERIENCE

Mineta co-founded the Congressional Asian Pacific American Caucus and served as its first chair. For many years he patiently laid the groundwork for redressing the injustice done to Japanese Americans during World War II. In 1978, Congress established the Commission on Wartime Relocation and Internment of Civilians. By 1980, the Commission had issued its report, condemning the government's wartime treatment of Japanese Americans. Mineta proposed legislation authorizing a formal apology and monetary reparations to the former internees. Year after year, Mineta pressed the matter, finally securing passage of the Civil Liberties Act of 1988, signed into law by President Ronald Reagan.



As a member of the House's Democratic majority, Mineta moved into leadership positions on the committees of his choice,

particularly Public Works and Transportation. He chaired the Aviation Subcommittee from 1981 to 1988, where he worked for increased funding for the Federal Aviation Administration. He was also one of the authors of the Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA), which gave state and local governments control over highway and mass transit decisions. The effects of ISTEA

have been visible in most major American cities, from the appearance of bike paths to the growth of fuel-efficient mass transit.

From 1992 to 1995, Mineta was Chairman of the House Public Works and Transportation Committee. Throughout his ten terms in Congress, Mineta fostered public-private partnerships crucial to the development of the new technologies that came to dominate the economy of his native region. He served his district for 20 years, an era of explosive growth for the area around San José, which became known as Silicon Valley.

Mineta returned to the private sector in 1995, becoming a Vice President of Lockheed Martin Corporation. He also served as Chairman of the National Civil Aviation Review Commission, which sought to improve air safety while reducing the congestion in America's airports. The administration of President William J. Clinton adopted a number of the commission's proposals for reforming the FAA. In the last year of his administration, President Clinton asked Norman Mineta to serve as Secretary of Commerce. After his nomination was approved by the United States Senate, Mineta became the first Asian Pacific American to serve in a President's Cabinet.

To his surprise, Mineta was asked to serve as Secretary of Transportation in the incoming Republican administration of President George W. Bush. At first, Mineta was concerned that



accepting such an appointment would be seen as an act of disloyalty to his fellow Democrats, but outgoing

President Clinton, Vice President Al Gore and Democratic leaders in Congress assured him that the call for his expertise in transportation issues transcended partisan considerations. Mineta accepted the appointment, with the proviso that he would not be called on to participate in partisan political activities.

As the nation's 14th Secretary of Transportation, Mineta oversaw a department of more than 100,000 employees, with a budget of \$60 billion, responsible for millions of miles of public roads and oil and gas pipelines, along with the country's major railroads, airports, ports, public transit systems and inland waterways.



All of Secretary Mineta's expertise in the transportation industry was called upon on

September 11, 2001, when terrorists hijacked three airliners and crashed them into the twin towers of the World Trade Center in New York City and the Pentagon in Northern Virginia. From a secure command center deep under the

White House, Mineta directed all flights over United States airspace to land immediately, and secured the cooperation of the Canadian government in diverting incoming international flights to Canada.

In the weeks that followed, Norman Mineta won widespread praise for restoring public confidence in the transportation system. Over the next year, he played the leading role in establishing the Transportation Security Administration, a federal agency responsible for insuring the security of air travel. Utterly committed to upgrading airport security, the Secretary put in 100-hour work weeks to oversee the training of 65,000 luggage inspectors, air marshals and other personnel, and the purchase of millions of dollars worth of new screening equipment, the largest mobilization of a new federal agency since World War II. Significantly, there have been no more airline hijackings since 9/11, and under Secretary Mineta's leadership, America's transportation systems achieved unprecedented levels of safety. In 2002, the city of San José renamed its airport in honor of its favorite son; it is now known as Norman Y. Mineta San Jose International Airport.

Later that year, Secretary Mineta underwent back surgery that compelled him to carry out his duties from his hospital bed for five months, but he was soon back to working 18 hours a day at the Department

A. DEVELOPMENT TEAM & EXPERIENCE

of Transportation. In the summer of 2006, Norman Mineta announced his decision to resign as Secretary of Transportation. His tenure as Secretary was the longest in the Department's history. After experiencing one of the worst examples of government-sanctioned racial discrimination in our country's history, Norman Mineta dedicated the greater part of his working life to the service of his community and his country, a service he carried out with exemplary dignity and integrity. On returning to private life he became Vice Chairman of the Washington-based public relations firm Hill & Knowlton. Today, he and his wife, Danealia (Deni), make their home in Maryland, near the Chesapeake Bay.

HON. QUENTIN L. KOPP RÉSUMÉ

Hon. Quentin L. Kopp Legal & Civic Affairs Consultant

Retired California Superior Court Judge
Quentin L. Kopp was born in Syracuse, New York and graduated from Dartmouth College in 1949 and Harvard Law School in 1952. From August 1952 until August 1954, he served in the United States Air Force, first in the Office of Special Investigation as a Second Lieutenant and thereafter as a First Lieutenant in the



Judge Advocate General Corps, prosecuting and defending those accused of court-martial offenses. Upon discharge from the Air Force, Kopp became an Assistant Counsel to the Waterfront Commission of New York Harbor, responsible for elimination of racketeering on Manhattan, Brooklyn, Staten Island, and New Jersey piers.

Admitted to the District of Columbia Bar in November 1952, the State Bar of California in January 1954, and New York State Bar in May 1955, Kopp was employed as an associate in a San Francisco's then largest law firm in December 1955, and opened his own office in San Francisco for the general practice of civil and criminal law on April 1, 1959. In November 1971, he was elected to the San Francisco Board of Supervisors and reelected in 1975, 1977, 1980, and 1984. In 1986, he was elected to the California State Senate as the first non-incumbent Independent since 1876, representing the western part of San Francisco

and northern San Mateo County. Reelected in 1990 with 70% of the vote and again in 1994, Kopp became the first Independent reelected to the State Senate as an Independent in California's history.

On January 2, 1999, Kopp was sworn in a judge of the San Mateo County Superior Court, serving as a general criminal and civil trial judge until 2010. Kopp also served as Chairman of the Metropolitan Transportation Commission (1982-1984), President of both the state and local junior bar associations, on the Board of Directors of the San Francisco Legal Aid Society and member of the American Bar Association House of Delegates. From 1982 until 1992, Kopp was a weekly radio talk show host on KGO-AM, and a weekly political commentator on KTVU-TV from 1992 until 1998. He organized and chaired the Bay Area Super Bowl Task Force, which brought Super Bowl 19 to Stanford Stadium in January 1985, and member of the California High-Speed Rail Authority Board from 2006 until 2011, serving as Chairman from 2006 until 2009. In 1998, Interstate Highway 380 in San Mateo County was renamed the "Quentin L. Kopp Freeway." Together with Congressman Pete McCloskey, he is co author of "Guides to Professional Conduct for the New California Practitioner," published in 1961 by the State Bar of California.

Judge Kopp is married to the former Mara Sikaters, who is President of the Cow Palace Board of Directors. His eldest child is Shepard S. Kopp, a Southern California criminal defense lawyer, second son Bradley J. Kopp is a paralegal with the San Francisco firm of Kerr & Wagstaffe, and daughter Jennifer K. Putnam is Chief Executive Officer of the Napa Valley Grape Growers Association, Napa, California.

Judge Kopp is a long-time member and former Board of Trustees member of Congregation Beth Israel-Judea in San Francisco, and President of the Korean War Memorial Foundation, which raised \$3,500,000 and dedicated such memorial August 1, 2016 at the Presidio of San Francisco, Judge Kopp is also a board of directors member of the California First Amendment Coalition, "J," the Jewish News Weekly of Northern California, and the Northern California Jewish Sports Hall of Fame, and since September 2016, Board of Supervisors appointee to the San Francisco Ethics Commission in September 2016.

From 2010 until 2016, Kopp was a panel member of the American Arbitration Association, acting by appointment as an arbitrator in civil disputes. Since November 2016, Kopp has been, and now is, Of Counsel to the law firm of Furth, Salem, Mason and Li, with offices in San Francisco, Palm Beach, Tampa and Beijing.

A. DEVELOPMENT TEAM & EXPERIENCE

SWINERTON KEY RÉSUMÉS

John B. Baker, AIA, LEED AP, DBIA Project Executive

YEARS OF EXPERIENCE 25+

EDUCATION

M.B.A., University of California, Berkeley, CA

B.A., Architecture, University of California, Berkeley, CA

REGISTRATION

Registered Architect, State of California, license #21984

CERTIFICATION

LEED® Accredited Professional

Design/Build Professional

PROFESSIONAL AFFILIATIONS

San Francisco Planning & Urban

Member, Research Association

National Trust for Historic Preservation, Member

American Institute of Architects, Member

DBIA Institute, Member

California League of Cities, Member

REFERENCES

Mr. Jose D. Nuñez, LEED AP
Vice Chancellor, Facilities Planning, Maintenance & Operations
San Mateo County Community College District
San Mateo, CA
(650) 358-6836
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Mr. David Savellano
County of Alameda General Services Agency
1401 Lakeside Drive
Oakland, CA 94612
(510) 208-9695
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Ms. Maureen Shelton
Director of Construction
San Francisco Unified School District
San Francisco, CA
(415) 241-6152 x1527
sheltonm@sfsud.edu

Mr. Baker has over 25 years of experience in architecture, construction management and project management on a diversity of projects. His experience includes managing a wide variety of projects from design through construction for public and private institutions, including renovation and new construction of over one million square feet. His project delivery and procurement experience and expertise includes design-bid-build, design/build, CM multiple prime and lease-leaseback.

Professional Experience

City of Emeryville and Emery Unified School Districts' Emeryville Center for Community Life, Emeryville, CA

A unique, one-of-a-kind project which will, on an urban school site, combine a K-12 School with a host of other functions for the benefit of the community generally. This project is jointly funded through the District's Measure J General Obligation Bonds (Election of 2010) and funds from the City of Emeryville. The District and City will jointly occupy the site upon project completion. This project is the first of its kind of this scale, and seeks to implement unique space utilization techniques that represent more than a decade of intricate project planning. The project includes general instruction classrooms, meeting rooms, City and District administrative offices, a gymnasium, multi-purpose areas, art and music studios, dance and fitness studios, space for preschool and before and after school activities, technology centers, teacher work areas, parent and teacher resource areas, a library, a health and wellness center, parking spaces, and outdoor space including a soccer field/football field, baseball field, basketball courts, a year-round swimming pool, a running track, gardens and green open space. Project utilizing the lease-leaseback delivery method and delivery of full design/build of MEP systems. \$90 Million.

Solano Community College District, Vacaville, Vallejo and Fairfield, CA

Project Executive. Comprehensive Project and Construction Management services for three design/build projects on three college campus sites including: the Biotechnology and Science Building at the Vacaville Campus, the Autotech Project at the Vallejo Campus and a new Science Building at the Fairfield Campus. \$100 Million.

San Lorenzo Library, San Lorenzo, CA

Project Executive on the renovation and expansion to 23,000 square feet state-of-the-art facility to accommodate a growing community. This project is targeted to receive a LEED Silver Certification. \$5.6 Million.

East County Hall of Justice, Dublin, CA

Project Executive on a new Design/Build five-story Courthouse and separate two-story County Agency Office building for the District Attorney, Public Defender and Probation Center; joined by a connecting central lobby/security screening entrance area and elevator Atrium. The 13 courtroom facility will include the Court Clerk, Administration, Jury Services, Information Technology, and In-custody Holding. The buildings are designed to accommodate approximately 380 employees, and achieve a minimum USGBC LEED Silver certification. Major building materials in the conceptual design include glazed curtain walls with metal sun shades, store front glazing and metal insulated wall panels. \$140 Million.

San Francisco Unified School District, Willie Brown Academy, San Francisco, CA

LEED features / Design-Build. A new Design/Build school for 650 students in San Francisco's Silver Terrace neighborhood, and will enroll students from throughout San Francisco. Scope of services includes full Design/Build procurement management, including Bridging A/E selection, Design/Builder pre-qualification, Design/Build Request for Proposals, and supporting the District with its selection and award of Design/Builder. \$40 Million.

Continued next page.

SWINERTON BUILDERS

John B. Baker, AIA, LEED AP, DBIA

Project Executive

Ms. Rona G. Rothenberg,
FAIA
Program Manager – Design
and Construction
Capital Programs
1401 Lakeside Drive
Suite 800
Oakland, CA 94612
(510) 208.9824 or
x29824
Rona.Rothenberg@acgov.
org

City of El Cerrito Environmental Services Division and Recycling Center, City of El Cerrito, CA

LEED features / Design-Build. Project & Construction Management services for the City of El Cerrito Environmental Services Department Central Office and new Recycling Center facility that will offer improved collection and processing areas. Unlike most recycling centers, the El Cerrito Recycling Center encompasses more uses than a typical processing facility, offering a free, community-run book exchange, public information on upcoming environmental activities, and educational tours of the facility to local schools, clubs and community groups. \$3 Million.

Town of Los Gatos Library, Los Gatos, CA

A new library that more than double the space currently available to include adequate room for the library collections. It features a technology lab, group study room, teen area, expanded children's and storytelling area, history room, periodical/reading room with a fireplace, and meeting room. Scope of work also included ground level parking lots, retaining walls, landscaping, and associated site and utility improvements. \$18.4 Million.

San Mateo County Community College District, San Mateo, CA

Program Management and Construction Management for Capital Improvements for three bond programs for the San Mateo County Community College District. The Program includes new construction, renovation, modernization, seismic and fire and life safety improvements at the District's three campuses: Cañada College (Redwood City), College of San Mateo, and Skyline College (San Bruno), with nearly 200 different projects over a 20-year program, including over \$250 Million design/build projects. \$1.3 Billion. Projects include:

- **Districtwide Athletic Fields Synthetic Turf Replacement.** Scope of work included turf replacement and associated work at eight fields over 800,000 square-feet. \$7 Million.
- **Skyline College, Transit Center and Parking Lot 10, San Bruno, CA.** The program included new construction, renovation, modernization, seismic and fire, and life safety improvements at the District's three campuses: Cañada College (Redwood City), College of San Mateo (San Mateo), and Skyline College (San Bruno). Working with the Skyline College president and cabinet, the Dean of Athletics, representatives of Student Services, and SamTrans officials, SMC developed a solution responsive to the needs of the Campus. Planned adjacent to this area is a fully accessible shelter complete with telephone and emergency communications for those waiting for transportation.
- **College of San Mateo Library, San Mateo, CA.** A four level building currently housing the Library, the Library Resource Center, and the studios and offices of campus radio and television stations. The renovation project better organized space allocation, and brought the building into ADA and fire/life safety code compliance. \$2.5 Million.

Asian Art Museum, San Francisco, CA

Seismic upgrade and conversion of the former San Francisco Main Library into a world-class art museum. The rehabilitation of this 1917 Beaux Arts-style building included modifying the interiors to serve its new use while preserving the historical features of the 165,000 square-foot facility. Managed the historical restoration and finishes portion of this project, with \$20 million dollars of restoration and finishing trades under direct management. Worked closely with the Preservation Architects and restoration specialists, gaining valuable knowledge on the intricacies of preservation and restoration of major historical components that range from paint, wood, stone, metal to plaster. \$120 Million.

SWINERTON BUILDERS

A. DEVELOPMENT TEAM & EXPERIENCE

John B. Baker, AIA, LEED AP, DBIA Project Executive

Strawberry Fire Station, Mill Valley, CA

Project Executive for the renovation of a Southern Marin Fire District fire station including a complete exterior renovation including new siding, waterproofing, and roofing, and associated code and ADA upgrades. Responsibilities included Architect selection, preconstruction/design management, bid management, and construction management services.

Castro Valley Library, Castro Valley, CA

Project Executive for this new single-story, 34,500 square-foot library. With state-of-the-art energy efficiency features, this project received LEED Silver Certification. \$21 Million.

Oxford Plaza & The David Brower Center, Berkeley, CA

Mix-use development consisting of the Oxford Plaza and The David Brower Center. The six-story Oxford Plaza contains 97 rental units of affordable and workforce housing, retail space, and approximately 41 spaces of parking for residential tenants. The four-story David Brower Center houses the environmental center and conference building, as well as a below grade parking garage that includes 105 public parking spaces. Building received LEED Platinum Certification. \$55 Million.

City of Fairfield Community Sports Complex, Fairfield, CA

Project Executive providing Design Management services to the City of Fairfield for the development and construction of the 43-acre Fairfield Community Sports Complex as part of the planned redevelopment of the 46-acre Allan Witt Community Park.

Throckmorton Ridge Fire Station, Marin County, CA

Project Executive for Design Management of a new 5,352 square-foot fire station. Located on the Panoramic Highway, the station houses three engine bays and is LEED Silver Certified.

Boys & Girls Club of San Francisco, San Francisco, CA

Project Executive for the design and construction of 27,000 square-foot renovation for a new clubhouse. Two-phase construction with multi-trade contracts for renovation work of one-story, split level recreation center including auditorium, gymnasium, offices, courtyard and playground area, new roof and ADA upgrades. Construction funding received from City and County of San Francisco, Mayor's Office of Community Development. \$5 Million.

Walnut Creek Library, Walnut Creek, CA

Project Executive for the preconstruction of a 40,000 square-foot library in the downtown Walnut Creek area. Project includes a new Main Library, civic plaza, 350-space parking garage, and retail space. Responsibilities included extensive preconstruction process including assisting the City with management of the design team and a variety of funding sources. \$45 Million.

City of Sausalito Public Safety Facilities, Sausalito, CA

Project Executive for the City's Main Police and Fire Stations. This project consisted of a 14,605 square-foot, two-story fire station and a 9,475 square-foot, two-story police station. The scope of work included extensive preconstruction and community relations services. This project received LEED Silver Certification. \$12.7 Million.

California Shakespeare Theater, Orinda, CA

Project Executive during preconstruction for the renovation of the existing Bruins Memorial Amphitheater, attached stage undercroft, and detached control/sound booth. Project included the construction of three new stand-alone theater support buildings and a new gatehouse/welcoming kiosk on an existing three-acre site that is leased from the East Bay Municipal Utility District (EBMUD). Scope of work also included site and landscape work at the new building sites and improvements to the existing site landscaping. \$10 Million.

SWINERTON BUILDERS

Continued next page.

John B. Baker, AIA, LEED AP, DBIA

Project Executive

Solano County Construction Management On-Call, Solano, CA

Worked directly with the Solano County Division of Architectural Services to provide project management assistance on a variety of projects, including master planning for public parks, programming and development for a new Visitor Center, seismic structural review of County Court facilities, security upgrades to the Jail, energy retrofit and upgrade of the Health and Social Services Building, and development of a new Health and Social Services Building through a design/build process. Additional work included representing the County's interest in working with a local developer and the City of Vacaville to build a lease/purchase office space. Projects include:

Solano County Twin Campus Program, Vallejo and Fairfield, CA

Project Executive for a five building program that included a new LEED Registered, three-story, 57,800 square-foot Design/Build Health and Social Services office building; the first phase of a new, two-story, 30,900 square-foot Clinic/Lab Facility; and 87,000 square-foot of renovations to three existing buildings. \$59 Million.

Solano County Public Health Clinic, Vallejo, CA

Project Executive for new 18,000 square-foot Public Health Clinic including 30 examination rooms, medical offices, administration space, lab space, x-ray and audiology clinics, and ancillary facilities. \$8 Million, Design/Build Project Delivery.

Solano County Public Health Laboratory, Fairfield, CA

Project Executive for a new 9,000 square-foot Public Health Laboratory, including clean rooms, specialty equipment labs, large multidisciplinary laboratory, administrative offices, conference rooms, and high-security access control and low-voltage systems. \$5 Million.

Solano County Dental Clinic, Fairfield, CA

Project Executive for remodel and expansion of a 8,000 square-foot dental clinic which doubled the size of the existing clinic. Phased construction to insure existing clinic could stay operational during construction. Scope included 8 new dental chairs and coordination of utilities with vendor and dental staff. \$2 Million.

Solano County, Lake Solano Visitors Center, Winters, CA

Project Executive for a new 5,000 square-foot structural steel and structural glass building, that included a 2500 square-foot exhibit hall, two adjacent outdoor meeting plazas, a camp store, an information/reception area and administration offices for the Parks Department. Project also included an outdoor interpretive station with a lawn area for outdoor activities and a defined trail to Pleasants Creek. Site improvements included a bus turnaround area with drop off, demonstration gardens and a new on-site waste disposal system. \$3 Million.

The Montgomery, San Francisco, CA

150,000 square-foot condominium project, consisting of a complete renovation and conversion of a seven-story historic office building in Downtown San Francisco near Second and Mission Streets. Four new penthouse units and a roof deck were added to the building, which received a complete seismic upgrade. Project included extensive excavation beneath two basement levels for new concrete shearwall foundations. \$40 Million.

Jewish Community Center, San Francisco, CA

250,000 square-foot new construction community and cultural center including retail and restaurant lease space, office space, 450-seat theater with retractable seating, classrooms, and Club One Fitness Center. Project included demolition of several existing buildings, extensive shoring of adjacent buildings, and a 75' deep excavation for a 100,000 square-foot underground parking garage on a tight urban site at the junction of two busy Municipal Railway trolley bus lines. \$90 Million.

SWINERTON BUILDERS

A. DEVELOPMENT TEAM & EXPERIENCE

Fernando Bravo, P.E., CFM Senior Project Manager

YEARS OF EXPERIENCE 20+

EDUCATION

B.S., Civil Engineering, San Jose State University

REGISTRATION

Registered Professional Engineer
California License # C64366

CERTIFICATION

CA CFM #US-11-05698

REFERENCES

Mr. James Lindsay
City Manager
City of Saratoga
Saratoga, CA
(408) 223-5351
jlindsay@saratoga.ca.us

Mr. Carlos Martinez
City Manager
City of East Palo Alto
E. Palo Alto, CA
(650) 799-4772

Mr. Sam Bautista, P.E.
Principal Engineer
City of South San Francisco
So. San Francisco, CA
(650) 829-6668
sam.bautista@ssf.net

Mr. Bravo has more than 20 years of professional civil engineering experience with a proven track record showing measurable results and project execution. He has worked both in the private and public sectors with various municipalities, private consulting firms, a general contractor and developer. In the public sector, he has more than 10 years of management experience in key positions within municipalities of varying size and budgets. He was responsible for planning, directing and organizing the administrative activities of public works in the areas of private land development, transportation and traffic engineering, traffic signals and street lighting, environmental engineering, flood plain management, drainage and flood control, utilities (water, recycled water and sewer), parks, including preparation of operational budgets, and CIP financial plan and budgets. Responsibilities as Public Works Director/City Engineer for the various municipalities included community engagement and project presentations to commissions, community stakeholders, and City Council.

Professional Experience

Parkmerced Development Phase I, San Francisco, CA

Development of an existing 152-acre campus under single ownership in the City of San Francisco. The project will provide rent control affordable housing, and will increase the number of housing units from 3,200 to 8,900. \$850 Million. Responsibilities included:

- Overall Management of \$100 Million of project infrastructure including leading design consulting team coordination for delivery of infrastructure improvements in line with project phasing priorities of development, permitting coordination with City and County of San Francisco Agencies and outside third-party utility agencies.
- Infrastructure improvements included realignment of MUNI Metro, Light Rail, neighborhood commons, recreational fields, walking and bike pathways, reconstruction of all public street, relocation of a 36" SFPUC SA Pipeline No. 3 SF major supply line, combine sewer relocation, various HP 16" water transmission lines, supply main lines of various sizes, new 20" AWSS Earthquake Resistant DI fire system, LID Green Infrastructure and major street landscape, signals and street lighting.
- Worked closely with design team, general contractor partners and internal team in developing preconstruction GMP budget at 60% and 95% design level for the Street Improvements Plan and 100% Design Development In-Tract Infrastructure. Assisted with permitting and construction master schedule.
- Phase I Tentative Map Approval totaling approximately 1,200 multi-family residential condominium units and final mapping.
- Managed completion of 95% Street Improvements Plans submittal to C/CSF for review and approval of permit plan set, public improvement agreement (PIA) and Final Maps for Phase I.
- Coordination of PG&E JT/Temp/Power/Permanent Power. PG&E is undertaking gas and electrical power system capacity betterment improvements to better serve the Parkmerced Development. Received approval of JT Intent drawings for gas and electrical systems, received approval of temporary power service and new business permanent power for new buildings. Obtained PG&E global JT approvals.
- Construction and Building Permitting: Participated with design team and partners, including civil, landscape architect, architects and general contractors on value engineering and cost validation exercised to inform design changes from Schematic Design to Design Development to 100% Construction Documents for GMP contracts. Participated in strategy sessions for building permit phase and permit addenda.

Continued next page.

SWINERTON BUILDERS

Fernando Bravo, P.E., CFM

Senior Project Manager

City of South San Francisco, Complete Streets to Transit and Employment, Pedestrian and Bicycle Safety Improvements, South San Francisco, CA

Improvements to (1) Grand Avenue, and (2) Airport Boulevard and (3) Linden Avenue. Project Manager responsible in developing schematic design, preliminary budgets, schedule and grant funding strategy to improve these major street network to compliment and stimulate development consistent with the SSF Downtown Station Area Specific Plan. Assisted with pursuit of funding for implementing project. \$10 Million.

City of Menlo Park, Menlo Park, CA

Engineering services manager/city engineer providing leadership in implementing the City's CIP program through community engagement for the design and construction of the City's infrastructure in the areas of roadways, water, storm drainage and flood control facilities, landfill facilities, building facilities, and parks. Water resource services included water quality compliance and reporting. Private land development services included entitlement permit approvals, plan review, and construction inspection. Environmental program services included stormwater NPDES program, solid waste and recycling management programs, implementation of climate action plan and sustainable programs. Managed the transportation team for six months. Supervised up to 25 full time employees.

City of Menlo Park, US 101 / Willow Road Interchange, Menlo Park, CA

City Engineer responsible for in leading the community engagement process to get community input, commission's recommendations, and finally Council approval of a project alternative to be included in the project environmental analysis. Supported project through completion of the environmental final report. \$43 Million.

City of Menlo Park Sharon Heights Pump Station, Menlo Park, CA

Reconstruction of a Pump Station that provides potable water to the Stanford Linear Accelerator and approximately 20% of the residential community in the City of Menlo Park. The project involved complete pump station reconstruction, including replacement of new underground steel reinforced piping, construction of new pump station CMU block building, replacement of three pumps and motor assemblies rated at 250 hp, all automatic controls and instrumentation, new PG&E electrical services, control and pressure reduction valves and appurtenances. \$3 Million.

City of Menlo Park, Trinity Drive Water Main Replacement, Menlo Park, CA

Installation of approximately one-half mile of new water main along Trinity Drive. The new water mains replaced existing water mains that had major breaks three times in the last six-years. These breaks appear to have been caused in part by local ground movement. To safeguard against similar breaks in the new water mains, a pilot project to install KUBOTA Earthquake Resistant Ductile Iron Pipe (ERDIP) was selected. \$ 2 Million.

City of Menlo Park, Street Resurfacing of Sand Hill Road, Marsh Road and Various Local Streets, Menlo Park, CA

Street resurfacing for approximately 26 center-line miles roadways. Scope of services included development of various PS&E bid contracts, negotiated settlement of a \$1.2 Million claim, to \$300,000 settlement agreement and contract award. \$7 Million.

City of Menlo Park, Bedwell Bayfront Park Flare, Menlo Park, CA

Design/Build for the decommissioning of an existing methane gas co-generation plant and reconstruction of a new flare station for burning of methane gas. \$500,000.

SWINERTON BUILDERS

A. DEVELOPMENT TEAM & EXPERIENCE

Fernando Bravo, P.E., CFM Senior Project Manager

City of Menlo Park, Emergency Wells, Menlo Park, CA

City Engineer. Evaluation and recommendations for new emergency well sites locations. Scope of services included design consultant award for the preparation of a CEQA environmental review process, community outreach, design services for water quality assessment and testing for well capacity yield, preparation of plans and specifications and bid documents for well installation and wellhead facilities. \$3 Million.

City of Menlo Park, PG&E's California Solar Initiative Rebate Program, Menlo Park, CA

Secured a CIS rebates in energy for design and construction of City solar facilities. \$384,961.

City of Menlo Park, PG&E Sand Hill Road Gas Transmission Pipeline, Menlo Park, CA

Reconstruction and realignment of gas transmission pipeline. Responsibilities included permitting, inspection and ongoing construction coordination.

City of Menlo Park, SFPUC Bay Division Pipeline No. 5, Menlo Park, CA

Replacement of Bay Division Pipeline No. 5 gas transmission line. \$10 Million.

City of Menlo Park, Facebook East/West Campus, Menlo Park, CA

City Engineer. Part of the development team to oversee entitlement approvals for 440,000 square-foot of a new West Campus, participated in OAC team meetings to assure: project approvals, mapping and construction document approvals, permit issuance, assured that all COA's were met and mitigation measures implemented. Project included major grading, onsite and offsite infrastructure to support the project including a tunnel final completion to the connect East and West Campus.

City of Milpitas Land Development, Milpitas, CA

Section Leader. Worked across all of engineering and maintenance for all public improvements constructed as part of private land development projects for the City. Directly responsible for overseeing flood plain management and flood control, utility permits (sewer, water, and recycled water), encroachment permits, regional projects (BART Extension, US 880 HOV, SCVWD Flood Control Projects), land development review, public works inspections, records management, administration of five special assessment districts, and annexations of new projects into related assessment districts. Updated the Storm Drain System Master Plan for the City in June 2012 and the Engineering Standard Details & Engineering Design Guidelines in 2010. Supervised up to six full time employees.

City of Milpitas, Wrigley/Ford Flood Control Channel Maintenance, Milpitas, CA

Scope of work included sediment removal, vegetation removal, and wetland & riparian mitigation. Project included CEQA Environmental Phase, permitting by 401 Regional Board Certification, 404 Army Corps permit, and Department of Fish and Game. \$900,000.

City of Milpitas, Storm Drain System Masterplan, Milpitas, CA

Review, revised, updated and completed the storm drain system masterplan by June 2012.

City of Milpitas, Water and Sewer Master Plans, Milpitas, CA

Scope of work included updating existing storm drain system masterplan to establish storm drain improvements with land use changes, establishing project priorities for system deficiency, project cost and scope of improvements. Also established design standards for FEMA flood plain management and flood ways for new projects in flood hazard areas.

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SWINERTON BUILDERS

Fernando Bravo, P.E., CFM

Senior Project Manager

City of Milpitas, Silicon Valley Rapid Transit Berryessa BART Extension, Milpitas, CA

Scope of work included a master agreement for the BART extension through Milpitas (project extends from Fremont to Milpitas and San Jose), review of BART Campus, utility relocation through Milpitas corridor, South Milpitas Boulevard extension, Dixon Landing grade separation, permits, and sub agreements. Including review of design and construction of initial phases for front end projects which are now completed. This major project included the \$25 Million Freight Rail Relocation C210 Project which included relocating major utilities, S. Able Bridge seismic retrofit, realignment of Lower Berryessa Creek and C211 Wrigley Creek \$2 Million geomorphic, wetland and riparian channel improvement project. \$2 Billion.

City of Milpitas, I-880 HOV (High Occupancy Vehicle) CMIA, Milpitas, CA

Widening of I-880 Freeway with the Santa Clara Valley Transportation Authority and CalTrans. Scope of work included Right-of-Way Transfers from the City of Milpitas to State Department of Transportation for I-880/SR 237, I-880/Tasman, and I-880/Dixon Landing. PS&E approved. Project was awarded Project of the Year Award in the Transportation Category \$50 to \$75 Million, by APWA.

City of Milpitas, Lower Berryessa Creek Flood Control, Milpitas, CA

Coordination of the Berryessa watershed with Army Corps of Engineers and Santa Clara Valley Water District. Project included flood walls, construction of earthen trapezoidal channel 2H:1V side slopes, replacement of rip-rap, transition structures at Montague Expressway, UPRR Culvert, Los Coches Street, and Calaveras Boulevard and pre-cast double barrel concrete box culverts at two tributary crossings. \$20 Million.

City of Milpitas, Transit Area Specific Plan (TASP) on Multiple Projects, Milpitas, CA

Principal Civil Engineer for a specific plan that encompassed 437 acres and promoted the development of 7,109 dwelling units, 287,075 square-feet of retail space and 993,843 square-feet of office and industrial space. The development plan included \$208.3 Million of infrastructure to be funded through impact fees. Accomplishments since 2011:

- **INTEGRAL MIXED-USE:** The project included and OPA over the next 10 years of RDA tax increment participation for 1,400 dwelling units, and 92,000 square feet commercial/office space. Project fully entitled with Planning Commission and City Council Approval in 2010 and moved forward with design and construction of public improvements and commercial/retail product in 2011.
- **CITATION PROJECT WITH 638 DWELLING UNITS:** Project fully entitled with Planning Commission and City Council Approval in 2010.
- **MILPITAS STATION WITH 318 DWELLING UNITS:** Project fully entitled with Planning Commission and City Council Approval in 2010. Phase I which included public infrastructure and 40 single family product is in the process of moving forward to design and construction by 2011/12.
- **PIPER TOWERS WITH 480 DWELLING UNITS:** Submitted a pre-application and provided initial draft comments.

City of Suisun, Capital Improvement Program, Suisun City, CA

Public Works Director / City Engineer. Provided comprehensive engineering services the delivery of CIP projects. Responsible for completing design and/or awarding construction contracts City's capital improvement projects. Established an aggressive street maintenance and repair program. Completed a sewer management plan. Participated in the development of City's GIS

SWINERTON BUILDERS

A. DEVELOPMENT TEAM & EXPERIENCE

TERRY MCKELLIPS, VICE PRESIDENT, DIVISION MANAGER

YEAR STARTED IN THE INDUSTRY 1989

As Vice President and Division Manager, Terry provides operational and senior management support to ensure the success of our projects. He is responsible for providing any additional resources and technical expertise required. He will attend key meetings, participate in any partnering sessions and ensure that Swinerton commits the full attention of senior management to guarantee the success of our construction services.

PROJECT EXPERIENCE

1400 Mission Street, San Francisco, CA

15-story, mixed-use residential hi-rise building with 190 for-sale units. 167 units will serve as the off-site below market rate requirement for a separate project located at 201 Folsom Street in San Francisco.

NEMA, 10th and Market Residences, San Francisco, CA

Comprised of 754 units in four towers, the 10-, 14-, 24-, and 37- story towers are unified at the base with a podium that houses two residential lobbies, common areas, and retail fronting both Market and 10th streets. The project is Type-1 concrete and LEED Silver Certified by the U.S. Green Building. The 30,000 square-feet of amenity space includes a fitness center, business center, heated saline swimming pool, fire pit, and club room. There are three landscaped terraces on the 3rd, 11th, and 24th floors. The main 37-story tower features state-of-the art integral glass curtain wall system with metal panel stripes.

399 Fremont Street, San Francisco, CA

A 42-story major urban infill project on San Francisco's Rincon Hill. The project's massing bridges the scale between the lower, downhill residential buildings and the large towers on its summit by placing an eight-story podium block to hold the Fremont Street frontage. A sleek glass and aluminum clad tower is carefully detailed to the pedestrian realm and anchors the high-point of the site. The podium's top floors house the development's common amenity spaces that includes a swimming pool, day spa, library, a roof-top club room and outdoor terrace overlooking the bay and skyline.

Argenta Condominiums, San Francisco, CA

A new 20-story, 262,000-square-foot concrete frame condominium building at a busy, tight location in downtown San Francisco. The Argenta features 178 units with mid-market finishes, including stone Qualrella White countertops and GE/Fischer Paykel appliances. A three-floor garage provides parking for 137 vehicles, and the building's street level features two retail spaces and the lobby.

Trinity Place Phases II and III, San Francisco, CA

Phase II – With 22 stories, the second complex of the four-phase Trinity residential project features 418 studio and one-bedroom units. This Type-1 concrete structure contains post-tension floor slabs, a mat foundation, and a full basement. The ground floor includes the residential lobby, a residential leasing office, and retail space. The basement provides space for an exercise facility, MEP facilities, and back-of-house facilities. Phase III – Consists of a 19-story, Type-1 concrete, residential tower with six levels of below-grade parking. The sculptural L-shaped complex will complement the existing towers of Phases 1 and 2 with an exterior of precast concrete panels and glazing. Residences consists of 541 studio, one bedroom, and two bedroom units featuring spacious floor plans and high-end finishes. Ground-level retail and restaurant space will facilitate city living.



EDUCATION

B.S., Construction
Management
Colorado State
University
Fort Collins, CO

AFFILIATIONS/ CERTIFICATIONS

Certified Safety Trained
Supervisor (STS)

LEED Accredited
Professional

LORI DUNN, OPERATIONS MANAGER

YEAR STARTED IN INDUSTRY 1998

As Operations Manager, Lori is responsible for all aspects of the division's project management and field operations. Her responsibilities include project planning and staffing, contract review and negotiation, and oversight of the project team to ensure compliance with project team commitments of schedule, budget, safety and quality standards.

PROJECT EXPERIENCE

333 Fremont Apartments, San Francisco, CA

This 87,000-square-foot, eight-story apartment building is located in San Francisco's Rincon Hill neighborhood. It incorporates three levels of below-grade parking, as well as balconies, terraces, and an open space walkway. The structure is post-tension concrete, and the exterior skin consists of plaster and aluminum window wall.

51st & Broadway, Oakland, CA

The Type-1 concrete project involves the redevelopment of the existing Rockridge Shopping Center including demolition of 185,500 square feet of existing buildings and the construction of a new Safeway store along with other retail, office, and restaurant space. The project totals nearly 331,000 square feet of commercial space with 297,000 square feet of gross leasable floor area, and an additional 34,000 square feet of common space. Approximately 967 off-street parking spaces are proposed. Parking will be located in surface parking lots and on the rooftop of the new Safeway store.

de Young Museum, San Francisco, CA

Three level, 300,000-square-foot art museum, designed by the world-renowned architect Herzog & de Meuron Architekten AG, consisting of a steel frame, base isolation system and custom copper exterior facade. The structure includes a unique nine-level concrete tower that is skewed at each level, providing an interesting design element, and a degree of difficulty to constructability. The project also included a state-of-the-Art performance space, the Koret Auditorium, with 280 seats designed for lectures, live performances and films.

The Essex on Lake Merritt, Oakland, CA

430,000-square-foot, 20-story residential complex with three levels of below grade parking, clubhouse, fitness facility and pool.

Fairmont Heritage Place at Ghirardelli Square, San Francisco, CA

This project consists of the seismic rehabilitation of five historic buildings, and conversion into 53 luxury fractional timeshare units to be operated by Fairmont Hotel. This urban upscale private residence club includes a business center, conference room, club lounges, and terraces with fireplaces.

University of San Francisco, Loyola House, San Francisco, CA

25,000-square-foot, five-story residential structure with an 800-square-foot detached chapel and a terrace design to utilize the steep slope on which it resides.

Yerba Buena Garden Children's Centers, San Francisco, CA

Children's center consisting of five separate buildings, including an ice rink, bowling alley, museum, childcare facility, and carousel, built on top of the Moscone Convention Center.



EDUCATION

B.S., Civil Engineering
University of California,
Berkeley
Berkeley, CA

AFFILIATIONS / CERTIFICATIONS

Design Build
Professional (DBIA)

USGBC LEED Accredited
Professional

OSHA 10

First Aid CPR

A. DEVELOPMENT TEAM & EXPERIENCE

PAUL HINZ, PRECONSTRUCTION DIRECTOR

YEAR STARTED IN INDUSTRY 1994

Paul has over 20 years of diverse construction experience and has engaged in project development, budgeting, value engineering and price formulation on numerous projects in San Francisco and the Greater Bay Area. He works closely with the project team and interfaces with Swinerton operations, estimating, and scheduling resources to ensure that the project is continually exceeding financial and schedule considerations. Paul attends, and participates in, the project team meetings while in preconstruction and construction on an as-needed basis. He also provides support to the Project Executive and Project Manager on any issues that may develop. He provides overall strategic leadership and ensures the Client that the project always has the proper resources.

PROJECT EXPERIENCE

1400 Mission Street, San Francisco, CA

This 15-story, Type-1 concrete, 206,000 square-foot mixed use residential high-rise building totals 190 for-sale units. 167 units will serve as the off-site below market rate requirement for a separate project located at 201 Folsom Street in San Francisco.

333 Fremont Street, San Francisco, CA

New eight-story apartment building with 83 rental units. The building is a cast-in-place structure that includes 11 post-tension slabs, shotcrete and C.I.P shear walls, and C.I.P columns, as well as three and one-half levels of below-grade parking.

399 Fremont Street, San Francisco, CA

The 42-story, Type-1 concrete major urban infill residential project on San Francisco's Rincon Hill totals 447 market-rate units. The project's significant grading and massing bridged the scale between the lower downhill residential buildings and the large towers on its summit by placing an eight-story podium to hold the Fremont Street frontage. A The podium's top floors house the development's common amenity spaces that includes a swimming pool, day spa, library, a roof-top club room and outdoor terrace.

Trinity Place Phases II and III, San Francisco, CA

Phase II – With 22 stories, the second complex of the four-phase Trinity residential project features 418 studio and one-bedroom units. This Type-1 concrete structure contains post-tension floor slabs, a mat foundation, and a full basement. The ground floor includes the residential lobby, a residential leasing office, and retail space. The basement provides space for an exercise facility, MEP facilities, and back-of-house facilities. Phase III – a 19-story, Type-1 concrete, residential tower with six levels of below-grade parking. The sculptural L-shaped complex will complement the existing towers of Phases 1 and 2 with an exterior of precast concrete panels and glazing. Residences consists of 541 studio, one bedroom, and two bedroom units featuring spacious floor plans and high-end finishes, and ground-level retail and restaurant space.

NEMA, 10th and Market Residences, San Francisco, CA

Comprised of 754 units in four towers, the 10-, 14-, 24-, and 37- story towers are unified at the base with a podium that houses two residential lobbies, common areas, and retail fronting both Market and 10th streets. Project is Type-1 concrete and LEED Silver Certified by the U.S. Green Building. 30,000 square-feet of amenity space includes a fitness center, business center, heated saline swimming pool, fire pit, and club room. There are three landscaped terraces on the 3rd, 11th, and 24th floors. The main 37-story tower features state-of-the art integral glass curtain wall system.



EDUCATION

B.S., Construction
University of Wisconsin,
Stout
Menomonie, WI

AFFILIATIONS / CERTIFICATIONS

LEED Accredited
Professional

Design-Build Institute
of America (DBIA) -
Associate Member

OSHA 10

OSHA 30

USGBC California
Chapter, Member

TOM PAULLING, CHIEF ESTIMATOR

YEAR STARTED IN INDUSTRY 2002

Tom develops and manages estimates on major projects from inception to final bid and/or GMP proposal stage. Estimates include conceptual, budget and lump sum proposals. Tom's project portfolio includes residential, hospitality, commercial, laboratory, parking, and industrial.



EDUCATION

B.A., Humanities,
Long Beach State
University,
Long Beach, CA

AFFILIATIONS & CERTIFICATIONS

LEED, AP

PROJECT EXPERIENCE

1400 Mission Street, San Francisco, CA

This fifteen story, Type-1 concrete, 206,000 square-foot mixed use residential high-rise building totals 190 for-sale units. 167 units will serve as the off-site below market rate requirement for a separate project located at 201 Folsom Street in San Francisco.

399 Fremont Street, San Francisco, CA

The 42-story, Type-1 concrete major urban infill residential project on San Francisco's Rincon Hill totals 447 market-rate units. The project's significant grading and massing bridged the scale between the lower downhill residential buildings and the large towers on its summit by placing an eight-story podium to hold the Fremont Street frontage. A sleek glass and aluminum clad tower is carefully detailed and anchors the high-point of the site. The podium's top floors house the development's common amenity spaces that includes a swimming pool, day spa, library, a roof-top club room and outdoor terrace overlooking the bay and skyline.

75 Howard, San Francisco, CA

Currently in preconstruction, this project is a new, 21-story, 220-foot-tall luxury condominium tower consisting of 118 units. The ground floor of the tower has a lobby and retail space. It has three levels of underground parking for approximately 100 cars and 123 bicycle parking spaces. The second floor contains a combination of residential units and building amenities including an event room, exercise room, yoga studio, swimming pool, and sun deck. This project will be Type-1 concrete construction throughout with post-tension decks and is in design with a LEED Goal of Platinum.

340 Fremont Street, San Francisco, CA

New construction of 40-story high rise apartments in South of Market Area. Work includes three levels of below grade parking, nine-level podium, and residential tower construction. Primary structure consists of CIP concrete.

SunPower Corporate Headquarters/Tenant Improvement, San Jose, CA

Tenant improvement of 150,000 square feet, reconstruction and reconfiguration of existing laboratory spaces, new courtyard construction, substantial structural steel construction for photovoltaic installations by owner, and addition of new hybrid kitchen. Project involved accelerated schedule to accommodate owner move-in. \$25 million.

Moscone Center, San Francisco, CA

Tenant improvement to update and improve existing exhibition facilities at the Moscone exhibition hall complicated by a schedule designed to accommodate owner's exhibition and event schedule. Winning this job required meeting San Francisco's citybuild and LBE/SBE percentages. \$40 million.

Covina Metrolink Parking Structure, Covina, CA

500 car structure for parking at the local Metrolink light rail station. \$7 million

A. DEVELOPMENT TEAM & EXPERIENCE

SEAN FLAHIVE, PROJECT EXECUTIVE

YEAR STARTED IN INDUSTRY 1994

As Project Executive, Sean is responsible for orchestrating a smooth preconstruction and construction process. During preconstruction, Sean will draw on his experience and resources to provide constructability and cost input to the design team, help with the planning and permitting process, provide scheduling services, coordinate with the city and neighbors for logistics, and commence procurement sequentially to facilitate design-build trades and construction. His responsibilities during construction include providing appropriate resources to the team and regular involvement to ensure conformance with the project's goals for Safety, Quality, Schedule, and Budget.

PROJECT EXPERIENCE

1400 Mission Street, San Francisco, CA

This fifteen story, Type-1 concrete, 206,000 square-foot mixed use residential high-rise building totals 190 for-sale units. 167 units will serve as the off-site below market rate requirement for a separate project located at 201 Folsom Street in San Francisco.

NEMA, 10th and Market Residences, San Francisco, CA

NEMA is a one of the largest new residential high-rise projects in San Francisco. Comprised of 754 units in four towers, the 10-, 14-, 24-, and 37-story towers are unified at the base with a podium that houses two residential lobbies, common areas, and retail fronting both Market and 10th streets. The project is Type-1 concrete and LEED Silver Certified by the U.S. Green Building. The 30,000 square-feet of amenity space includes a fitness center, business center, heated saline swimming pool, fire pit, and club room. There are three landscaped terraces on the 3rd, 11th, and 24th floors. The main 37-story tower features state-of-the art integral glass curtain wall system with metal panel stripes.

Arterra, 300 Berry Street, San Francisco, CA

New \$89 million LEED Silver certified high-rise 269 unit condominium building. The project consists of three interconnecting buildings, a 16-level high-rise, a 9-level mid-rise and a 6-level low-rise, constructed on and around a 4-level podium. At the lower levels of the complex there are 27 two-story townhouses and 3 two-story loft units with an additional 242 units in the upper levels. The building sits on deep steel piles driven into the ground with concrete pile caps and a mat foundation below the core. The building structure is a combination of conventionally reinforced concrete and post tensioned decks. Its facade is a combination of a rain screen system utilizing Trespa panels with punched windows and a window wall system at the tower corners.

The Hayes, 55 Page Street, San Francisco, CA

\$43 million, eight-story condominium building consisting of 128 units on top of street level mixed-use space and two levels of below grade parking. The building structure consists primarily of post tensioned slabs with a stucco façade with punched windows.

Kendall Residences, Cambridge, MA

New \$55 million, 24-story, 321 unit apartment building with shell space for a future gymnasium, and retail on the 1st and 2nd floors. The structural steel framed building was constructed on top of an existing below grade 4-level parking garage which was fully operational during construction.



EDUCATION

Bachelor of Science and Surveying,
Trinity College,
Dublin, Ireland

Diploma in Construction
Economics, Dublin
Institute of Technology,
Ireland

AFFILIATIONS / CERTIFICATIONS

DBIA™ certified
professional

LEED Accredited
Professional

THOMAS EYMER, PROJECT EXECUTIVE

YEAR STARTED IN INDUSTRY 1992

As Project Executive, Thomas is responsible for directing the development management process including financial feasibility, scheduling, design team, entitlement issues, public affairs, sales and marketing. His responsibilities during construction include the supervision of construction efforts and regular project reviews to ensure conformance with the project goals, obligations, schedules and budgets.

PROJECT EXPERIENCE

399 Fremont Street, San Francisco, CA

A 42-story major urban infill project on San Francisco's Rincon Hill. The project's massing bridges the scale between the lower, downhill residential buildings and the large towers on its summit by placing an eight-story podium block to hold the Fremont Street frontage. A sleek glass and aluminum clad tower is carefully detailed to the pedestrian realm and anchors the high-point of the site. The podium's top floors house the development's common amenity spaces that includes a swimming pool, day spa, library, a roof-top club room and outdoor terrace overlooking the bay and skyline.

75 Howard, San Francisco, CA

Currently in preconstruction, this project is a new, 21-story, 220-foot-tall luxury condominium tower consisting of 118 units. The ground floor of the tower has a lobby and retail space. It has three levels of underground parking for approximately 100 cars and 123 bicycle parking spaces. The second floor contains a combination of residential units and building amenities including an event room, exercise room, yoga studio, swimming pool, and sun deck. This project will be Type-1 concrete construction throughout with post-tension decks and is in design with a LEED Goal of Platinum.

535 Mission Street, San Francisco, CA

This project is a new 28-story, 355,000-square-foot, Type-1 steel, LEED Platinum office building built on a site with very tight site constraints with close neighboring buildings. The building included driven piles, concrete mat foundation with a full waterproofing envelope with the structure being built below the existing water table. Vertical construction consisted of structural steel, metal deck and concrete fill. Building facade included a full curtain wall system and a cable stay up scaled glass support system at the lobby level.

San Jose Police Substation Project, San Jose, CA

New 107,000-square-foot police substation using design-assist to finalize an array of construction detail deficiencies. Required extensive analysis of complex building skin design which identified substantial missing support structure. The HVAC system also required considerable coordination in the basement detention area and the rooftop mechanical penthouse due to building constraints.

Pool Shade Structure, West Valley College, Saratoga, CA

Installation of four steel canopies with shade fabric at the aquatic center. The project required 36-inch diameter concrete piers drilled 22 feet deep behind the existing concrete bleacher area to support the cantilevered steel structure. The logistical challenges included grading the existing slope in an area only 12 feet wide by 200 feet long, requiring the design and construction of custom ramps / bridges to stage the 36,000-pound drill rig.



EDUCATION

B.S. Construction Management, Cal Poly, San Luis Obispo

A.S. Architecture, College of San Mateo

Construction Management Studies, UC Berkeley

AFFILIATIONS / CERTIFICATIONS

Certified CPR & First Aid

Safety-Trained Supervisor

A. DEVELOPMENT TEAM & EXPERIENCE

RYAN CLIFFORD, PROJECT MANAGER

YEAR STARTED IN INDUSTRY 2007

As Project Manager, Ryan's responsibility is to oversee the construction process for the duration of the project. In this position he works with representatives from the Owner, the Architect, subcontractors and suppliers. During preconstruction, Ryan provides budget updates and constructability reviews, and manages the design process and design-build subcontractors. His early involvement in the preconstruction process allows for a seamless transition to the construction team. During construction, Ryan resolves any issues that may arise, is responsible for budget and schedule adherence, performance of onsite construction, coordination of activities with the Superintendent, and handling reports and documents.

PROJECT EXPERIENCE

399 Fremont Street, San Francisco, CA

The 42-story, Type-1 concrete major urban infill residential project on San Francisco's Rincon Hill totals 447 market-rate units. The project's significant grading and massing bridged the scale between the lower downhill residential buildings and the large towers on its summit by placing an eight-story podium to hold the Fremont Street frontage. A sleek glass and aluminum clad tower is carefully detailed and anchors the high-point of the site. The podium's top floors house the development's common amenity spaces that includes a swimming pool, day spa, library, a roof-top club room and outdoor terrace overlooking the bay and skyline.

NEMA, 10th and Market Residences, San Francisco, CA

NEMA is a one of the largest new residential high-rise projects in San Francisco. Comprised of 754 units in four towers, the 10-, 14-, 24-, and 37- story towers are unified at the base with a podium that houses two residential lobbies, common areas, and retail fronting both Market and 10th streets. The project is Type-1 concrete and LEED Silver Certified by the U.S. Green Building. The 30,000 square-foot of amenity space includes a fitness center, business center, heated saline swimming pool, fire pit, and club room. There are three landscaped terraces on the 3rd, 11th, and 24th floors. The main 37-story tower features state-of-the art integral glass curtain wall system with metal panel stripes.

Jackson Rancheria, Jackson, CA

Swinerton Builders was selected as the General Contractor for the Jackson Rancheria Casino, Hotel, Parking Structure and Infrastructure defect rectification and project upgrade work. Casino work involved interior, exterior and MEP reconstruction in three (3) phases and a total of 233,000 square feet of combined gaming, back of house, relocation of 1,500 slot machines, table games and restaurant facilities. Hotel reconstruction was performed in two phases and involved reconstruction of 100 rooms, an event center including related exterior facades, MEP, lobby areas and interior reconstruction. Parking structure involved the rework to four interconnected structures and related structural repairs, expansion joint rework, water damage rectification, stair reconstruction and exterior rework.



EDUCATION

B.S., Mechanical Engineering
University of Southern California
Los Angeles, CA

AFFILIATIONS / CERTIFICATIONS

LEED Accredited Professional
OSHA 30
CPR/First Aid certified

ZACH SATT, PE, PROJECT MANAGER

YEAR STARTED IN INDUSTRY 2001

As Project Manager, Zach's responsibility is to oversee the construction process for the duration. In this position he works with representatives from the Owner, the Architect, subcontractors and suppliers. He resolves any issues that may arise during the course of construction, is responsible for budget and schedule adherence, performance of onsite construction, coordination of activities with the Superintendent, and the handling of reports and documents.

PROJECT EXPERIENCE

240 Pacific, San Francisco, CA

Seven-story luxury condominium project currently in construction. Its L-shaped foot print surrounds the iconic Old Ship Saloon on the corner of Pacific and Battery Streets; the main entrance is at 720 Battery with a parking entrance at 240 Pacific. Targeted for LEED® Gold certification, there will be 33 market-rate units with high-end finishes and balconies, at-grade and below-grade parking with car stackers, bike parking, and ground floor retail/restaurant space.

The Ellington, 222 Broadway, Oakland, CA

High-rise condominium, in downtown Oakland, California. The building is a cast-in-place concrete structure with a precast and glass exterior. The ground floor is reserved for retail space. There are five levels of parking and 11 stories of condominiums.

345 Brannan Street, San Francisco, CA

New 117,000-square-foot facility for developer Breevast at 345 Brannan Street, in the heart of the South Beach historic district. Premier file-sharing service Dropbox has committed to a 12-year lease on the entire five-story structure, as well as the five-story building built next door at 333 Brannan Street. The two buildings share a courtyard and provide a combined total of 295,000 square-feet of office space to support Dropbox's rapidly growing operations.

Washington Hospital, Fremont, CA

This project consists of a new Central Plant of approximately 40,000 square-feet, and ancillary work including a new utility tunnel and new loading dock; and a new Center for Joint Replacement of approximately 40,000 square feet and ancillary work both outside and adjacent to the existing Hospital.

San Francisco-Oakland Bay Bridge Toll Operation Building, Oakland, CA

Toll service operational control building for the San Francisco-Oakland Bay Bridge, located at the eastern end of the bridge span at the Toll Plaza. The project provides operational support of the toll services and including electronic monitoring, cash toll processing, violation monitoring, and communication systems with other toll operations. The 13,000-square-foot building also provides security, administration, and facilities for toll booth operators. The building is a cast-in-place/steel-framed structure with cast concrete/curtain wall/metal panel exterior. The electrical systems within the adjacent, existing toll operations building could not be down for extended periods of time, but all systems are to be moved to the new building. Scope also includes partial demolition of the existing toll operation building and the re-purpose of spaces.



EDUCATION

B.S., Civil Engineering
University of Colorado
Boulder, CO

AFFILIATIONS / CERTIFICATIONS

Certified Construction
Quality Manager

OSHA 30-Hour
Certification

USGBC – LEED
Accredited Professional

Licensed Professional
Engineer,
State of California

Structural Engineering
Association
of Northern California

American Society of
Civil Engineers

A. DEVELOPMENT TEAM & EXPERIENCE

ISSA TAMS, SENIOR SUPERINTENDENT

YEAR STARTED IN INDUSTRY 1991

As Senior Superintendent, Issa is responsible for the daily field operations on projects under his supervision. His responsibilities include completing projects on time and within budget, coordinating, supervising and scheduling subcontractor activities, and maintaining the high standard of quality that is recognized in all our projects. Issa is also the key person responsible for jobsite safety on the project.

PROJECT EXPERIENCE

170 Off Third, San Francisco, CA

This project includes the construction of two 11-story concrete towers containing 198 luxury apartment units. There will be three levels of parking, one subterranean and two above grade along with 5,000 square feet of retail space. This project is located between King and Townsend Streets, directly across from AT&T Park.

Argenta Condominiums, San Francisco, CA

A new 20-story, 262,000-square-foot concrete frame condominium building at a busy, tight location in downtown San Francisco. The Argenta features 178 units with mid-market finishes, including stone Qualrella White countertops and GE/Fischer Paykel appliances. A three-floor garage provides parking for 137 vehicles, and the building's street level features two retail spaces and the lobby. .

NEMA, 10th and Market Residences, San Francisco, CA

Comprised of 754 units in four towers, the 10-, 14-, 24-, and 37- story towers are unified at the base with a podium that houses two residential lobbies, common areas, and retail fronting both Market and 10th streets. The project is Type-1 concrete and LEED Silver Certified by the U.S. Green Building. The 30,000 square-foot of amenity space includes a fitness center, business center, heated saline swimming pool, fire pit, and club room. There are three landscaped terraces on the 3rd, 11th, and 24th floors. The main 37-story tower features state-of-the art integral glass curtain wall system with metal panel stripes.

399 Fremont Street, San Francisco, CA

The 42-story, Type-1 concrete major urban infill residential project on San Francisco's Rincon Hill totals 447 market-rate units. The project's significant grading and massing bridged the scale between the lower downhill residential buildings and the large towers on its summit by placing an eight-story podium to hold the Fremont Street frontage. A sleek glass and aluminum clad tower is carefully detailed and anchors the high-point of the site. The podium's top floors house the development's common amenity spaces that includes a swimming pool, day spa, library, a roof-top club room and outdoor terrace overlooking the bay and skyline.

75 Howard, San Francisco, CA

Currently in preconstruction, this project is a new, 21-story, 220-foot-tall luxury condominium tower consisting of 118 units. The ground floor of the tower has a lobby and retail space. It has three levels of underground parking for approximately 100 cars and 123 bicycle parking spaces. The second floor contains a combination of residential units and building amenities including an event room, exercise room, yoga studio, swimming pool, and sun deck. This project will be Type-1 concrete construction throughout with post-tension decks and is in design with a LEED Goal of Platinum.



EDUCATION

A.A., Construction Management
City College of San Francisco

AFFILIATIONS / CERTIFICATIONS

Safety Trained Supervisor

LARRY CRAWFORD, SENIOR SUPERINTENDENT

YEAR STARTED IN INDUSTRY 1984

As Senior Superintendent for Swinerton Builders, Larry is responsible for the daily field operations on projects under his supervision. His responsibilities include completing projects on time and within budget, coordinating, supervising and scheduling subcontractor activities, and maintaining the high standard of quality that is recognized in all our projects. Larry is also the key person responsible for jobsite safety on the project.



AFFILIATIONS & CERTIFICATIONS

STS (Safety Trained Superintendent)

AGC Superintendent Training

PROJECT EXPERIENCE

875 California Street Condominiums, San Francisco, CA

Currently in preconstruction and targeted for LEED Gold certification, this project consists of 44 luxury condominiums, ranging from one - two- and three-bedroom units, along with parking space for 48 vehicles and 88 bikes, and a car elevator lift to access the basement parking with 44 vehicle stackers. Due to the steep incline, the project will range from 6- to 8-stories and will command prized views of the city. Design features include travertine, granite and Outsulation exterior with bay windows; antique brass gates, railings and door hardware; and extensive public and private open space with lavish landscaped courtyards on the rooftop and terraces.

333 Fremont Apartments, San Francisco, CA

This 87,000-square-foot, eight-story apartment building is located in San Francisco's Rincon Hill neighborhood. It incorporates three levels of below-grade parking, as well as balconies, terraces, and an open space walkway. The structure is post-tension concrete, and the exterior skin consists of plaster and aluminum window wall.

333 Brannan Street, San Francisco, CA

This 180,000-square-foot, Type-1 concrete, six-story building will offer ground floor retail, six levels of office space, and a luscious roof garden. Designed by William McDonough + Partners, the building focuses on efficiency and quality by incorporating an average floor plate size of 31,800 square feet with ample natural light and 100% outside air that provides the occupants with a healthier, modern, and sustainable work environment. The exterior combines brick, energy efficient glass, metal, and concrete for an architecturally pleasing combination that highlights the front entry on Brannan Street and the courtyard on Stanford Alley.

2200 Westlake, South Lake Union, Seattle, WA

\$120 million mixed-use development consisted of 3 buildings on an entire city block. The development encompasses residential, hotel, retail and dining. The South Tower is 15-story secure, high-end condominium building with an entertainment center which includes a theater.

Harborview Medical Center, Seattle, WA

New 10-story medical building, a 10-story inpatient expansion building over four levels of subgrade parking and four-level pedestrian bridge which spanned a street. Project also included seismic structural upgrade of an existing 10-story building and 10-story addition which included new elevator bank.

Fir Grove Children's Center, Vancouver, WA

Expansion of treatment facility and added 30 rooms for living quarters and a outpatient clinic.

A. DEVELOPMENT TEAM & EXPERIENCE

BDE KEY RÉSUMÉS

JONATHAN ENNIS, AIA, LEED AP, ARCHITECT

PRESIDENT AND PRINCIPAL-IN-CHARGE



Jonathan Ennis is a registered architect and the president of BDE Architecture. He graduated Phi Beta Kappa from Kenyon College, with a Bachelor of Fine Arts as well as a Bachelor of Physics degree, continuing on to earn his Master of Architecture from the Graduate School of Fine Arts at University of Pennsylvania.

Jon has since practiced architecture and designed complex projects in major cities around the world, including New York City, Aspen, Colorado, and Moscow. Jon is also recognized by the U.S. Green Building Council as a LEED Accredited Professional and part of the 2008 class of Leadership San Francisco, offered through the San Francisco Chamber of Commerce. This organization and its graduates are acclaimed for developing leaders who are key in making significant improvements within their communities.

EDUCATION

- Master of Architecture, Graduate School of Fine Arts, University of Pennsylvania, Philadelphia, PA
- Bachelor of Fine Arts (Phi Beta Kappa), Kenyon College, Gambier, OH
- Bachelor of Physics (Phi Beta Kappa), Kenyon College, Gambier, OH

REGISTRATIONS

- Registered Architect #27221, State of California
- LEED Accredited Professional, U.S. Green Building Council
- Member, American Institute of Architects

Since joining BDE in 1997, Jon has focused his efforts on building a core team of individuals who are exceptionally well-versed in delivering mixed-use, multi-family housing projects. From affordable developments for nonprofit organizations to market rate, high rise towers, as well as adaptations of Historic Landmarks, he has a passion for creating mixed use communities that are sustainable and durable without sacrificing space or aesthetics. Jon serves as the architect-of-record for all projects under BDE Architecture.

SELECT PROJECT EXPERIENCE

- 2198 Market Street | Multi-Family; Mixed-Use
San Francisco, CA
- Franklin 299 | Multi-Family; Mixed-Use
Redwood City, CA
- Radius Apartments | Multi-Family
Redwood City, CA
- Indigo Luxury Apartments | Multi-Family; Mixed-Use
Redwood City, CA
- 973 Market Street | Multi-Family; Mixed-Use
San Francisco, CA
- City Center Plaza | Affordable Housing; Multi-Family; Mixed-Use
Petaluma, CA
- Theatre Square | Multi-Family; Mixed-Use
Petaluma, CA
- 2268 El Camino Real | Multi-Family; Mixed-Use
Mountain View, CA
- Avalon Middlefield | Multi-Family; Mixed-Use
Mountain View, CA
- 1850 Bryant Street | Multi-Family; Mixed-Use
San Francisco, CA
- 1515 South Van Ness | Multi-Family; Mixed-Use
San Francisco, CA
- 2000 Bryant Street | Multi-Family; Mixed-Use
San Francisco, CA

John Kosi
Design Director



Education

- Bachelor of Architecture, University of Southern California

John Kosi has over two decades of professional experience in all facets of residential design. Over the last 18 years, he’s focused his efforts on transit-oriented-developments (TODs) throughout the Bay Area and Southern California, and has an extensive understanding of how to navigate the complexities of TOD design. The Transit experience includes master planning and residential mixed use design of the Pleasant Hill, Walnut Creek, MacArthur, 19th Street, Fruitvale, Hayward, West Dublin and South San Francisco BART stations. He has also had experience along the LA Metro Rail and the San Diego Metro Transit. As a result of his years of design, John is instinctively able to use the challenges as advantages in order to find solutions to the many agency, community, and commission requests that arise over the duration of a project, while keeping his team on schedule and budget on course.

Prior to joining BDE he was the design director of Steinberg Architects for 4 years and Senior designer at MVE for the 13 years prior. During his time at MVE, John’s designed an affordable project for BRIDGE Housing which was awarded the 2009 AIA/HUD Secretary Award for Excellence. His designs have been awarded multiple BCDC and NAHB grand and merit awards of design.

In more than 20 years of practice, John’s work has seamlessly driven the creation of a building’s concept through to the craft of construction. He is an advocate of a holistic and thoughtful approach to design, one that is steeped in vision, collaboration, and a profound understanding of the surrounding community as a whole.

Select Project Experience

- Lennar Mountain View | Multi-Family Housing
Mountain View, CA
- Avalon Middlefield | Multi-Family Housing
Mountain View, CA
- 1515 South Van Ness | Mixed-Use, Multi-Family Housing
San Francisco, CA
- 410 Noor Avenue | Multi-Family Housing
South San Francisco, CA
- 557 E. Bayshore Road | Mixed-Use, Multi-Family Housing
Redwood City, CA
- 3000 Broadway | Mixed-Use, Multi-Family Housing
Oakland, CA
- Lawrence Express Station | Multi-Family Housing
Santa Clara, CA
- Candlestick Point | Multi-Family Housing
San Francisco, CA
- 2755 El Camino Real | Multi-Family Housing
Palo Alto, CA
- Belmont Firehouse | Mixed-Use, Multi-Family Housing
Belmont, CA
- 1140 Harrison | Mixed-Use, Multi-Family Housing
San Francisco, CA
- North River Apartments | Mixed-Use, Multi-Family Housing
Petaluma, CA
- Walnut Creek BART | Mixed-Use, Multi-Family Housing
Walnut Creek, CA

A. DEVELOPMENT TEAM & EXPERIENCE

MARK SCHIRMER, LEED AP, ARCHITECT

PROJECT ARCHITECT



EDUCATION

- Bachelor of Architecture, Syracuse University, Syracuse, NY

REGISTRATIONS

- Registered Architect #31071, State of California
- LEED Accredited Professional, U.S. Green Building Council

Mark Schirmer is a licensed architect, versatile across a variety of project types, with his most recent work focused on multi-family, mixed-use, and affordable housing. With over two decades of experience, he possesses a unique ability to work with even the most diverse project type, making him a valuable asset to the BDE Architecture team and a critical part of the communication process that transpires between consultants, partners, and clients.

Mark earned his Bachelor of Architecture from Syracuse University, and went on to manage design team production and construction administration for high tech, sustainable community college buildings.

When he's not pursuing the completion of a project, assisting with business development or chasing down leads, Mark can be found playing cello with his daughter, traveling with his wife, or running in the East Bay Hills. He is a former resident docent at Berkeley Ecohouse, a "Green Building Advisor" for the Berkeley Green Resource Center and volunteers for community-based building projects at Rebuilding Together.

BDE is fortunate to consider him a key member of our internal team, as well as an integral part of each and every project in which he participates. His volunteer activities are focused in areas that take advantage of his interest and expertise in sustainable design.

SELECT PROJECT EXPERIENCE

- 200 Linden Ave | Mixed-Use Condominium
South San Francisco, CA
- Dublin Family Apartments | Multi-Family; Affordable Housing
Dublin, CA
- Pacific Verde Apartments | Multi-Family; For-Sale-Condominium
San Carlos, CA
- Mountain View II | Multi-Family; Mixed-Use
Mountain View, CA
- Res 4 | Multi-Family; Mixed-Use
San Mateo, CA
- UC Berkeley Channing Bowditch | Student Housing
Berkeley, CA
- Via Del Mar | Affordable Housing
Watsonville, CA

BRENNA WILLIAMS, AIA, ARCHITECT

ASSOCIATE



Since joining BDE Architecture in 2007, Brenna has worked on a variety of multi-family projects, ranging from affordable to luxury housing. She started graduate school in 2009 to obtain her Masters of Architecture and returned to BDE Architecture after graduating. Soon thereafter, she became a licensed architect and was then named an Associate in 2015.

Brenna works closely with the project owner, design consultants and the BDE team to manage the progression of a project through entitlements, design development, the permit process, and into construction. She has worked on numerous projects in San Francisco, successfully working with a variety of city agencies, such as the Planning Department, Building Department, OCII, MOD and others to facilitate the progression of a project.

EDUCATION

- Bachelor of Arts, Architecture
University of California,
Berkeley, CA
- Masters of Architecture
University of Michigan

REGISTRATIONS

- Registered Architect #35142,
State of California
- Member, American Institute of
Architects

SELECT PROJECT EXPERIENCE

- 875 California | Multi-Family
San Francisco, CA
- The Dean | Multi-Family; Mixed-Use
Mountain View, CA
- The Martin | Multi-Family
San Francisco, CA
- Alice Griffith Block 2 & 4 | Multi-Family
San Francisco, CA
- Marina Apartments | Multi-Family
Petaluma, CA
- Indigo Apartments | Multi-Family
Redwood City, CA

A. DEVELOPMENT TEAM & EXPERIENCE

DAVE AUERBACH

PROJECT MANAGER



EDUCATION

- Master of Architecture, Magna cum Laude, NewSchool of Architecture and Design, San Diego CA
- Bachelor of Science, Political Science, UCLA, Los Angeles, CA

With over 10 years of professional experience and an extensive background in single-family residential, as well as educational, civic, retail, and hospitality projects, Dave brings a wealth of knowledge to the BDE team. Dave's past projects have ranged from multi-million dollar residences to modest budget remodels, to cultural centers and campus master plans. The wide variety of projects has afforded the opportunity to work on projects at all phases, from initial interview through final inspection and everything in between. Since joining BDE in January 2015, Dave has become a key team member at BDE, managing a team of designers and consultants on several high profile multi-family and mixed-use developments throughout the Bay Area.

Dave is technically skilled, detailed oriented, and uniquely creative. He has proven his ability to take projects from concept to final product through his understanding of construction and how ideas translate into the built environment. He is a proficient designer and detailer and thrives while collaborating in a team setting, ensuring the highest quality product for BDE's clients.

SELECT PROJECT EXPERIENCE

- 2268 El Camino Real | Multi-Family; Mixed-Use
Mountain View, CA
- SparQ | Multi-Family; Mixed-Use
San Jose, CA
- 3rd St. Flats | Multi-Family; Mixed-Use
Reno, NV
- MU3 | Multi-Family; Mixed-Use
San Mateo, CA
- Podell Residence | Single-Family
San Francisco, CA

GABRIEL LLAMAS

ARCHITECTURAL STAFF



Gabe joined BDE in 2014 and has been an invaluable member of the BDE team. Gabe has been integral in the Construction Administration on several projects, with his strong interest in details and the minutia involved in getting a building built. Gabe has furthered his knowledge in sustainability while working on projects that incorporate sustainable practices, measures and materials. Gabe contributes in the daily coordination seeing projects to completion while utilizing his technical understanding of constructible detailing and value engineering.

EDUCATION

- Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, California

SELECT PROJECT EXPERIENCE

- 1545 Pine | Multi-Family Housing
San Francisco, CA
- 645 Texas | Multi-Family Housing
San Francisco, CA
- The Landing | Multi-Family Housing
Walnut Creek, CA
- Artist Walk | Multi-Family Housing
Fremont, CA
- 2051 Third St | Multi-Family Housing
San Francisco, CA
- 777 Tennessee | Multi-Family Housing
San Francisco, CA
- Eden Housing | Multi-Family Housing
South Hayward, CA
- Wittek Montana | Multi-Family Housing
South Hayward, CA

A. DEVELOPMENT TEAM & EXPERIENCE

CINDY ZHENG

ARCHITECTURAL STAFF



Cindy Zheng joined BDE after her graduation from UC Berkeley in 2016. Having acquired previous work experience as an intern working on drawings, Cindy has transitioned into an integral member of the BDE team. Through BDE, Cindy has honed her technical drawing skills critical to drafting clear and accurate construction documents and has since worked on projects from schematic phase to construction administration, bringing a well rounded knowledge of the requirements needed to bring a project to physical completion. Currently working on a 7 story multi-family residential project in San Francisco, Cindy is an key part of the team, coordinating multiple facets of the project, managing consultants and deadlines. Cindy has also been involved in the conceptual and planning phase of a number of projects underway.

EDUCATION

- Bachelor of Architecture,
University of California
Berkeley, CA

SELECT PROJECT EXPERIENCE

- 1140 Harrison | Multi-Family Housing
San Francisco, CA
- 2949 Edison Way | Multi-Family Housing
(unincorporated) Redwood City, CA
- 16th & MLK | Multi-Family Housing
Oakland, CA
- Miller Street | Multi-Family Housing
South San Francisco, CA
- 645 Texas | Multi-Family Housing
San Francisco, CA

CLINT CARLTON
ARCHITECTURAL STAFF



EDUCATION

- Master of Architecture, Newschool of Architecture + Design, San Diego, CA
- Bachelor of Science in Architecture, Southern Illinois University, Carbondale, IL

New to the BDE in 2015, Clint's understanding of architecture and design make him a unique and valuable asset to the BDE team. After receiving his Bachelor of Science in Architecture Clint went on to earn his Masters of Architecture realizing his desired approach to his career is to not only understand how to create a space digitally, but to understand how it is physically built, therefore better understanding the process of bringing digital work to a reality.

With several years of prior professional experience, Clint has become a key factor in the successful completion of many of BDE's complex projects, from multi-family to mixed-use while at BDE. Clint's passion has always been in the creative field. It is that interest that inspires his work, furthers intelligent design, and enables him to achieve the desired goals of the client.

SELECT PROJECT EXPERIENCE

- Avalon Middlefield | Multi-Family; Mixed-Use
Mountain View, CA
- 1850 Bryant Street | Multi-Family; Mixed-Use
San Francisco, CA
- 1515 South Van Ness
San Francisco, CA
- 2000 Bryant Street | Multi-Family
San Francisco, CA
- Lakeside Apartments | Multi-Family
Sunnyvale, CA
- Mountain View II | Multi-Family; Mixed-Use
Mountain View, CA

A. DEVELOPMENT TEAM & EXPERIENCE

SWA KEY RÉSUMÉS

Joseph Runco, ASLA Managing Principal



Education

Master of Landscape Architecture,
Harvard University Graduate School
of Design

Bachelor of Science in Landscape
Architecture, Oregon State University

Registration/Accreditation

Registered Landscape Architect:
California, Oregon, Texas, Florida

Professional Activities

Member, American Society of
Landscape Architects

Member, American Planning
Association

Associate Member, Urban Land
Institute

Awards of Note

2014: Pacific Coast Builders Conference Gold Nugget Grand Award, Best On the Boards Site Plan, The Cannery

2006: ASLA Northern California Chapter Honor Award, Analysis, Research, Planning and Communication, Buchanan Field

2004: American Society of Civil Engineers (ASCE) Outstanding Project of the Year Award, Mountain House

1999: Gold Achievement Award - NAHB / National Council of Senior Housing, Rotary Valley Senior Housing

1990: ASLA New England Chapter (BSLA), Merit Award, Weston Planned Community

Project Experience

- Alpensia Sports Park, PyeongChang, Korea
- Angwin EcoVillage, Angwin, California
- Applied Materials, Arques Campus, Sunnyvale, California
- Arvida Center Master Plan, Miami, Florida
- Autorama Auto Dealership Park, Sunrise, Florida
- Beijing Secret Garden, Chongli, China
- Beringer Wine Estates, Devlin Road Facility, Napa County, California
- Bethany School, Mountain House, California
- Borivali Grande 101, Borivali, India
- Buchanan Field, Contra Costa County, California
- Butternut Creek Master Plan, Hillsboro, Oregon
- Cargill Bayfront Property Studies, Redwood City, California
- Cargill Coyote Tract Master Plan, Fremont, California
- CEMEX Davenport Property, Santa Cruz County, California
- Chongqing Banan BIRUP Project, Bahan, Chongqing District, China
- Coast Guard Family Housing Master Plan, Bayamon, Puerto Rico
- Concord Technology Center, Concord, California
- Concord Youth Playfields, Concord, California
- Congregation Kol Shofar, Marin County, California
- Cowell Ranch, Contra Costa County, California
- Crescent Village Landscape Master Plan, San Jose, California
- Dongtan New City, Dongtan-myeon Hwasung-si, Korea
- Dougherty Valley Specific Plan Revisions, San Ramon, California
- Dougherty Valley Village Center, San Ramon, California
- Eagle Land Planning, Eagle, Idaho
- East Dublin Properties Design Consultation, Dublin, California
- Envision Smart Energy Campus, Nanjing, China
- Estádio Itaquera SCCP Itaquera Corinthian Stadium, Sao Paolo, Brazil
- Eureka Shoreline Property, Eureka, California

Joseph Runco, ASLA
Managing Principal

- Far West Property, Santa Cruz, California
- Florida Turnpike, Florida
- Foster Square, Foster City, California
- Franklin Canyon, Hercules, California
- Franklin Canyon Specific Plan, Hercules, California
- Gale Ranch - Phase 4, San Ramon, California
- Glades Landing Mixed-Use Center, Boca Raton, Florida
- Golden Dragon Temple Forest Park, Dalian, China
- Golden Dragon Temple National Park, Dalian, China
- Golden Gate Fields Master Plan, Albany, California
- Golden Gate Seminary Master Plan, Mill Valley, California
- Gray's Crossing, Truckee, California
- Hamilton Army Airfield Reuse, Novato, California
- Harriman Estate, Tiburon, California
- Hassen Residence, Walnut Creek, California
- Huaye Tongzhou Core, Beijing, China
- Isleworth West Village Master Plan, Windemere, Florida
- Jacksonville University Hospital, Jacksonville, Florida
- Jupiter Waterfront Village, Jupiter, Florida
- King Abdullah City for Atomic and Renewal Energy , Al Riyadh, Saudi Arabia
- Kings Beach Commercial Core Improvement Project, Kings Beach, California
- Lake Park Industrial Park, Lake Park, Florida
- Las Ventanas Sonoma, Sonoma, California
- Limonite Avenue, Jurupa Valley, Northwest Riverside County, California
- Lin'an High Tech Park, Lin'an, Hangzhou, China
- Lin'an High Tech Park Phase I, Lin'an, China
- Lin'an High Technology Park Phase I Qingshan Park Entry Landscape, Lin'an, China
- Los Osos Resource Park, Los Osos, California
- Mantri Agara Mixed Use Development, Bangalore, India
- Marin General Hospital , Greenbrae, California
- Marinwood Village, Marinwood, California
- Miri Arcadia Square, Miri, Sarawak, Malaysia
- Miri Central Park, Miri, Sarawak, Malaysia
- Miri City Center Master Plan, Sarawak, Borneo, Malaysia
- Mountain House, Mountain House, California
- Mountain House Arterial Streetscape, Mountain House, California
- Mountain House Bethany Neighborhood Arterial Streetscape, Mountain House, California
- Mountain House Central Park- Phase 1, Mountain House, California

A. DEVELOPMENT TEAM & EXPERIENCE

Joseph Runco, ASLA Managing Principal

- Mountain House Creek Restoration, Mountain House, California
- Mountain House Design Guidelines, Mountain House, California
- Mountain House Entries, Mountain House, California
- Mountain House In-Tract Streetscape, Mountain House, California
- Mountain House Multifamily Design Guidelines, Mountain House, California
- Mountain House Parks, Recreation and Leisure Plan, Mountain House, California
- Mountain House Questa Park (Neighborhood H), Mountain House, California
- Mountain House Special Purpose Plan, San Joaquin County, California
- Mountain House Specific Plan II, Mountain House, California
- Mountain House Town Center, Mountain House, California
- Mountain House, Altamont Park (Neighborhood G), Mountain House, California
- Mountain House, Vehicular Bridge Veneer Treatment, Mountain House, California
- Mountain House, Wicklund and Bethany Neighborhood Entry Portals (F & E), Mountain House, California
- Mountain House, Wicklund Park Landscape (F), Mountain House, California
- Mountain Peak Vineyards, Napa County, California
- Mountain View Cemetery, Oakland, California
- Mountain View Cemetery Bungalows, Oakland, California
- Mountain View Cemetery Entry Circle Landscape, Oakland, California
- Mountain View Cemetery Funeral Home, Oakland, California
- Mountain View Cemetery Hillside Plot Studies, Oakland, California
- Mountain View Cemetery Plot 82, Oakland, California
- Mountain View Cemetery, Plots 78, 80, & 81, Oakland, California
- Napa Airport Industrial Park Specific Plan, Napa County, California
- Napa River Oxbow Preserve, Napa, California
- NASA-Ames Research Park, Mountain View, California
- North Livermore Specific Plan and Open Space Program, Livermore, California
- Oak Knoll Landscape Master Plan, Oakland, California
- Old Greenwood Resort, Truckee, California
- Pacific Union College Campus Plan, Angwin, Napa Valley, California
- Palo Alto VA Hospital SCI Expansion, Palo Alto, California
- Park Ranch Master Plan & Specific Plan - Park Cattle Company, Minden/Gardnerville, Nevada
- Port of San Diego - On-Call Services, San Diego, California
- PG&E Swett Ranch, Vallejo, California
- Rainbow Gading Community, Jakarta, Indonesia
- Redmond Eco-Center Development, Redmond, Oregon
- Ritz Carlton Napa Valley, Napa, California

Joseph Runco, ASLA

Managing Principal

- Riverpark, San Jose, California
- Rotary Valley Senior Housing, Marin County, California
- San Diego South Embarcadero Central Park, San Diego, California
- Sand Harbor State Park Master Plan, Incline Village, Nevada
- Sargent Ranch - Villages at Riverpark, Santa Clara, California
- Sausalito Marine, Sausalito, California
- Sawgrass Mills Regional Shopping Center, Sunrise, Florida
- Scent of Orange - Integrated Rural Urbanization Project (IRUP), Chongqing, China
- Silverado Resort, Napa, California
- Sky Valley Specific Plan, Benicia, California
- Soaring Eagle Casino and Resort, Mt. Pleasant, Michigan
- Solano County Fairgrounds Specific Plan (Solano 360), Vallejo, California
- Solano County Fairgrounds Vision Plan, Solano County, California
- South Mingzhu Eco Park (Eco Park Conceptual Master Plan), Dalian, China
- St. Regis Napa Valley, Napa, California
- Stockton Preserve - One Planet Living, Stockton, California
- Stone Ridge Ranch, Chico, California
- Sunset Ridge, Novato, California
- Tampa Bay Park of Commerce, Tampa, Florida
- The Cannery, Davis, California
- Truckee Streetscape Master Plan, Truckee, California
- Tuscan Resort, Sonoma, California
- Vasco-Laughlin Specific Plan, Livermore, California
- Vision Livermore, Livermore, California
- Walpert Ridge Specific Plan, Hayward, California
- Weston Planned Community, Broward County, Florida
- Yingchengzi Forest Park Golf Community, Dalian, China

A. DEVELOPMENT TEAM & EXPERIENCE

Sergio Lima

Associate



Education

Master of Architecture, 1996,
University of Palermo, Italy
Studies of Landscape Architecture,
1999, UCB, Vancouver, Canada

Awards of Note

2015: Center for Active Design Excellence Awards, Guthrie Green and Brady District Streetscape
2015: SCUP Excellence in Landscape Architecture-Open Space Planning and Design, Honor Award, UC Davis West Village
2014: ASLA Northern California Chapter Merit Award, UC Davis West Village
2013: WAN AWARDS Urban Design Completed, Guthrie Green and Brady District Streetscape
2013: ULI Global Award for Excellence, UC Davis West Village
2012: Nathaniel A. Owings Award for Environmental Excellence, California Academy of Sciences
2010: Green Good Design Award (European Centre for Architecture Art Design and Urban Studies and the Chicago Athenaeum), California Academy of Sciences
2010: Council on Tall Buildings and Urban Habitat (CTBUH), "Global Icon Award" and Annual Best Tall Buildings Award, Burj Khalifa Tower Park
2009: The Arnold Soforenko Award for Extraordinary Contributions to the Urban Forest, Classic Residence by Hyatt
2009: ULI Global Award for Excellence, California Academy of Sciences
2009: ASLA National Honor Award, California Academy of Sciences
2009: ASLA Northern California Chapter Honor Award- Sustainability, California Academy of Sciences
2008: Green Roofs for Healthy Cities, Green Roof Award of Excellence, California Academy of Sciences
2007: ASLA Northern California Chapter Merit Award, Vi Living
2007: AIA San Francisco Integrated Practice Honor Award, Camino Medical Group
2006: Pacific Coast Builders Conference Gold Nugget Grand Award, Best Seniors Housing Project, Vi Living
2006: Pacific Coast Builders Conference Gold Nugget Grand Award, Best On the Boards Site Plan, Petaluma Riverfront Neighborhood
2006: ASLA Northern California Chapter Honor Award, Sun City Takarazuka
2005: ASLA National Merit Award, Lewis Avenue Corridor
2005: ASLA Northern California Chapter Honor Award, Lewis Avenue Corridor

Project Experience

- Dubai Opera District, Dubai, UAE
- 41st Street Plaza, Tulsa, Oklahoma
- Ambleside Mixed Use Development, West Vancouver, British Columbia, Canada
- Arkansas River Conceptual Development Plan, Tulsa, Oklahoma
- Blair-Crow Creek Competition, Tulsa, Oklahoma
- Bolian Community, Beijing, China
- Brady Arts District Streetscape and ONEOK Ballpark, Tulsa, Oklahoma
- Brentwood Town Centre, Burnaby, British Columbia, Canada
- Burj 2020 District, Dubai, UAE

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Continued next page.

Sergio Lima

Associate (continued)

- Burj Al Oula, Al Khobar, Saudi Arabia
- Burj Khalifa Tower Park, Dubai, United Arab Emirates
- California Academy of Sciences, San Francisco, California
- Camino Medical Group, Mountain View California
- Crescent (The), Sunnyvale, California
- eBay Campus, San Jose, California
- Edmonds Town Centre – Southgate, Burnaby, British Columbia, Canada
- Gale Ranch - Phase 4, San Ramon, California
- Georgia-Pacific Mill Site Planning, Fort Bragg, California
- Gera IQ Business Park, Kharaki (Pune), India
- Google Shorebird Campus, Mountain View, California
- Gray's Crossing, Truckee, California
- Guthrie Green and Brady District Streetscap, Tulsa, Oklahoma
- Hassen Residence, Walnut Creek, California
- Jebel Ali Limitless Highrise, Jebel Ali, Dubai, UAE
- Kingdom Tower, Jeddah, Kingdom of Saudi Arabia
- Lewis Avenue Corridor, Las Vegas, Nevada
- Longmu Bay International Resort Phase 1, Le Dong, Hainan, China
- Lougheed Town Centre, Burnaby, British Columbia, Canada
- Mountain House Arterial Streetscape, Mountain House, California
- Mountain House, Vehicular Bridge Veneer Treatment, Mountain House, California
- Mountain House, Wicklund and Bethany Neighborhood Entry Portals (F & E), Mountain House, California
- Mountain House, Wicklund Park Landscape (F), Mountain House, California
- Nasu Highland Fantasy Pointe, Enchanted Forest, Nasu, Tochigi-ken, Japan
- Palo Alto Jewish Middle School, Palo Alto, California
- Paradise Beach County Park, Tiburon, Marin County, California
- Petaluma Riverfront Neighborhood, Petaluma, California
- River Corridor Study for Tulsa, Tulsa, Oklahoma
- San Ramon City Hall, San Ramon, California
- Santa Clara County Fairgrounds Vision Process, San Jose, California
- St. Luke's Hospital, San Francisco, California
- St. Vincent New Villages, Marin County, California
- Sun City Takarazuka, Takarazuka, Japan
- Tongxiang Retirement Community, Tongxiang, Zhejiang Province, China
- Tulsa River Parks Design Manual, Tulsa, Oklahoma
- Tulsa River Projects, Tulsa, Oklahoma
- UC Davis West Village, Davis, California
- UC San Francisco Mission Bay Faculty Office Building, San Francisco, California
- Vi Living, Palo Alto, California
- Xilinx Headquarters, San Jose, California

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A. DEVELOPMENT TEAM & EXPERIENCE



Rene Bihan, ASLA

Managing Principal

René is an accomplished Landscape Architect, Urban Designer and educator interested in issues of urbanism and landscape design, and their symbiotic relationship to dense urban cities. René is a board member for The Cultural Landscape Foundation and an active member of the Bay Area's architecture and design community; he has been a Commissioner for the San Francisco Arts Commission, sat on the Civic Design Review Panel and has been a member of the Better Streets Advisory Committee. He has an in-depth familiarity with construction, studio arts, and contemporary architecture. René credits this varied background with his desire to synthesize conceptual ideas with practical solutions on a wide variety of development projects around the world.

Selected Awards

AIA National Award, Nanhu New Country Village, 2013
ASLA Northern California Chapter Merit Award, Sunnydale HOPE, 2013
ASLA National Honor Award, Nanhu New Country Village, 2013
ULI Global Award of Excellence, Finalist, City Creek Center, 2013
MIPIM Award, Best Chinese Futura Mega Project, Nanhu New Country Village Master Plan, 2013
Paulson Institute and China Center for International Economic Exchanges Award, Cities of the Future, Nanhu New Country Village, 2013
National ASLA Honor Award in Analysis and Planning, Nanhu: Farm Town in the Big City, 2012
AIA Committee on Justice, Award of Excellence, Butte Landscape Plan, 2012
2008 ULI Global Award of Excellence, Beijing Finance Street
ASLA Northern California Chapter Merit Award, Beijing Finance Street, 2011
City of Stockton Planning Commission and Cultural Heritage Board Award of Excellence, Stanford University, Manzanita Housing, 2009
AIA San Francisco, Merit Award for Urban Design, Beijing Finance Street, 2008
BusinessWeek/Architectural Record China Awards, Best Planning Project, Beijing Finance Street, 2008
2008 ULI Global Award of Excellence, Beijing Finance Street
2006 Firm Award, ASLA
Stockton Beautiful, Special President's Award, University of the Pacific Master Plan and Campus Projects, 2003
ASLA Honor Award, SGI/ATC and Charleston Park, 2001
ASLA Centennial Medallion, SGI/ATC and Charleston Park, 2000
ASLA/SCC Quality of Life Centennial Design Award, Huntington Hospital, Pasadena, CA 1999
IDRC Distinguished Services Award, SGI/ATC and Charleston Park, 1999
Mayor's Award, City of Mountain View, SGI/ATC and Charleston Park, 1998
AIA Santa Clara Valley Chapter, Honor Award: SGI/STC, Mountain View, California; Studios Architecture; 1995
AIA/CC Honor Award, SGI/STC, 1995
Northern California Chapter ASLA Honor Award, Larkspur Courts, 1992
Northern California Chapter ASLA Honor Award, Hewlett Packard SMD, 1992
Pacific Coast Builders Gold Nugget Merit Award, Magee Ranch, 1991
ASLA Merit Award, Stanford, Stanford University, Liliore Green Rains Student Housing, 1990

Education

Master of Landscape Architecture,
Harvard University Graduate
School of Design
Bachelor of Landscape
Architecture, California State
Polytechnic University

Registration

Registered Landscape Architect,
California, Arizona, Utah
ASLA, AIA, ULI

Professional Activities

San Francisco Better Street
Master Plan Community Advisory
Committee
San Francisco Arts Commissioner,
Civic Design Review
Harvard University Graduate
School of Design, Studio
Instructor: Summer 1994, Visiting
Critic 2006, 2008
University of Virginia School of
Architecture, Visiting Lecturer
2006
University of California Berkeley
Department of Landscape
Architecture, Visiting Critic 2005
National APA Conference 2005,
Panelist "Building the High-Rise
City"

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Continued next page.

Rene Bihan, ASLA

Managing Principal

Pasadena Beautiful Foundation President's Award, Award of Merit: Huntington Memorial Hospital, Pasadena, California, 1990
Outstanding Achievement Award - California State Polytechnic University, School of Architecture and Environmental Design

Selected Project Experience

- 303 Almaden, San Jose, California.
- Abbott Laboratories, Redwood City, California.
- Air China Corporate Headquarters, Beijing, China.
- Alameda Landing, Alameda California.
- Baoshan Vanke Master Plan, Shanghai, China.
- Beijing Finance Street, Beijing, China.
- Bolian Community, Beijing, China
- Cantor Residence - La Belle Vie, Bel Air, California.
- CCAC, Barclay Simpson Sculpture and Glass Studio, Oakland, California.
- City College of San Francisco Master Plan, San Francisco, California.
- City Creek Center, Salt Lake City, Utah
- Coral Gables Urban Design, Coral Gables, Florida.
- Courthouse Square, San Rafael, California.
- CRGS (Centro Roberto Garza Sada), Universidad de Monterrey, Monterrey, Mexico.
- Dalian Dongang, Dalian, China.
- Desert Ridge Marriott, Phoenix, Arizona.
- Deyi Residential Community, Hanan, China.
- Disney Store Plaza, Shanghai, China.
- DNP Ichigawa, Tokyo, Japan
- Do Co Mo Shinagawa, Tokyo, Japan.
- eBay China, Shanghai, China.
- Electronic Arts, Redwood City, California.
- French Ranch, San Geronimo, California.
- Fulton Street Mall, Fresno, California
- Fuzhou Haixi Financial Tower, Fuzhou, China.
- The GAP - 850 Cherry Lane, San Bruno, California.
- GAP Corporate Campus, Buildings 2 and 3, San Bruno, California.
- Golden State Warriors Arena, San Francisco, California.
- Google, Mountain View, California.
- Haixi Financial Tower, Fuzhou, China.
- Hong Kong Cultural Harbour, Hong Kong, China.
- Inage New Town, Inage, Japan.
- Intuit Bay Area Campus Master Plan, Mountain View, California
- Iron Horse Park and Open Space, Dublin, California.
- Jack London Square, Oakland, California
- Jiangbei City Center, Chongqing, China.
- Karuizawa Resort Community, Karuizawa, Nagano Prefecture, Japan.
- Karuizawa Sports Center, Karuizawa, Nagano Prefecture Japan.
- Lagnax, Gamagori Harbor, Aichi Prefecture, Japan
- Larkspur Courts, Larkspur Landing, California
- Lian Hua (Lotus Hill) Ecological Park, Shenzhen, China.
- Livermore Village, Livermore, California
- Magee Ranch, Danville, California.
- Mahon Creek Restoration Plan, San Rafael, California.

A. DEVELOPMENT TEAM & EXPERIENCE

Rene Bihan, ASLA

Managing Principal

- Maritime Police Academy, Yeosu, Korea
- McCarthy Center, Milpitas, California
- McCarthy Center Maintenance Manual, Milpitas, California.
- Menlo School Gymnasium, Menlo Park, California.
- Myoden SB-5, Ichikawa City, Chiba Prefecture, Japan
- Nanhu New Country Village, Jiaxing, China.
- Nanjing Conference and Exhibition Center, Nanjing, China.
- Nippon Veterinary College, Mosashi City, Japan.
- North First Street Master Plan, San Jose, California.
- Novartis East Hanover Campus – East Village, East Hanover, New Jersey.
- Novartis East Hanover Campus – West Village, East Hanover, New Jersey.
- Novell, San Jose, California.
- O'Connell Residence, Napa, California.
- Obirin University, Tokyo, Japan.
- Pacifica Quarry, Pacifica, California.
- Palo Alto Jewish Middle School, Palo Alto, California
- Rancharra, Reno, Nevada.
- Redmond Eco-Center Development, Redmond, Oregon.
- Royal Sands Resort, Cancun, Mexico.
- Samsung H3 Project, Suwon, Korea.
- San Antonio Station, Mountain View, California.
- San Rafael Corporate Center, San Rafael, California.
- Santa Clara Gateway, Santa Clara, California
- Shady Oaks, Napa, California.
- Shanghai Disneyland Pedestrian Transit Corridor and Entry Plaza, Pudong New District, Shanghai, China.
- Sichuan Aviation Plaza, Chengdu, China.
- Silicon Graphics Inc., Charleston Park, Mountain View, California
- Sixtynine Seventy: Spaces Between, Salt Lake City, Utah.
- SMT/Shimoda Marina Town, Shimoda, Japan.
- Stanford University, Liliore Green Rains Housing, Stanford, California
- Stanford University, Manzanita Housing, Stanford, California.
- Stanford University, Stern Hall, Stanford, California
- Stone Gate, Chongqing, China.
- Sunnydale HOPE, San Francisco, California.
- Tokyo University Foreign Studies Campus, Phase II, Tokyo, Japan.
- Universal Amphitheatre - House of Blues, Santa Clara, California.
- Universidad de Monterrey, Monterrey, Mexico.
- University of the Pacific University Center, Stockton, California.
- Wuhan Garden City, Wuhan, China.
- Zhujiang New Town Master Plan , Guangzhou, China

Marco Esposito, RLA

Principal



Education

BA Landscape Architecture, with High Honors, 1984, University of California, Berkeley

Registration

Registered Landscape Architect: California

Professional Affiliations

Member, Urban Land Institute
Member, American Society of Landscape Architects
Member, San Francisco Planning and Urban Research Association

Awards of Note

- 2016: ASLA NCC Honor Award - Waterway Park, Raycom City
- 2015: SCUP Excellence in Landscape Architecture - Rochester Institute of Technology Global Plaza
- 2011: Gold Nugget Merit Award, Infill Plan over 5 Acres - Mission Estates
- 2011: Gold Nugget Merit Award, Infill Plan under 5 Acres - Hummingbird Neighborhood
- 2010: AIA Top Ten Green Project - Sacred Heart Science & Student Life Center
- 2009: Stockton Award of Excellence - University of the Pacific University Center
- 2009: Stockton Award of Excellence - University of the Pacific Biological Sciences Center
- 2007: ASLA NCC Merit Award - Mayfield Neighborhood
- 2006: Gold Nugget Grand Award, Best on the Boards Site Plan - Riverfront Neighborhood
- 2006: Gold Nugget Merit Award, Best Community Site Plan - Mayfield Neighborhood
- 2006: ASLA NCC Merit Award - University of the Pacific McGeorge School of Law Campus Plan
- 2005: International Award for Livable Communities Gold Award - Hawana
- 2003: Stockton Beautiful President's Award - University of the Pacific Health Sciences Center
- 2002: Stockton Award of Excellence - University of the Pacific Monagan Hall ASLA Student Honor Award

Selected Project Experience

- 2018 Winter Olympics Nordic Events Venues, PyeongChang, South Korea
- 3280 Scott @ The Square, Santa Clara, California
- Angwin EcoVillage, Angwin, California
- Beijing Secret Garden / Gohtong Highlands Resort, Chongli, China
- Caldwell, Los Gatos, California
- Campus Bay Business Park, Richmond, California
- Cañada College New Kinesiology and Wellness Building / Aquatics Center & Campus Quad, Woodside, California
- Castilleja Neighborhood, Fremont, California
- Central Park Extension, Dalian, China
- Chuncheon Waterfront Competition, Chuncheon, South Korea
- Cobalt, San Jose, California
- College of Marin - Indian Valley Campus Outdoor Aquatics Facility, Novato, California
- Congregation Kol Shofar, Marin County, California
- Cornell University East Hill Village, Ithaca, New York

swa

A. DEVELOPMENT TEAM & EXPERIENCE

Marco Esposito, RLA

Principal

- Coyote Creek Neighborhood, San Jose, California
- CSU East Bay, Hayward, California
- Dalian BEST City, Dalian, China
- Dragon Gate Resort Region, Dalian, China
- East Hill Park, Dalian, China
- El Tamarindo Resort, Jalisco State, Mexico
- Elk Grove Aquatics Center, Elk Grove, California
- Elk Grove Civic Center Master Plan, Elk Grove, California
- Elk Grove Community Center, Elk Grove, California
- Encanto Neighborhood, San Jose, California
- Envision Smart Energy Campus, Nanjing, China
- Franklin Canyon, Hercules, California
- Gale Ranch - Phase 4, San Ramon, California
- Golden Gate Seminary Master Plan, Mill Valley, California
- Hawana, Guangdong Province, China
- Hummingbird Place Neighborhood, Fremont, California
- IFEZ Expansion Master Plan Competition, Ganghwa Island, Korea
- Kaiser Permanente Vacaville Medical Center, Vacaville, California
- Kings Beach Commercial Core, Kings Beach, Lake Tahoe, California
- Korean Armed Forces Athletic Corps Training Campus, Mungyeong, South Korea
- Mare Island - G Street, Vallejo, California
- Mare Island - Waterfront Office/Manufacturing Campus Study & Commercial Marketing Brochure, Vallejo, California
- Mare Island Farragut Village, Vallejo, California
- Mare Island Urban Design, Vallejo, California
- Mare Island, Azuar Drive and the Residential Parkway, Vallejo, California
- Mare Island, Coral Sea, Vallejo, California
- Mayfield Neighborhood, Fremont, California
- Mayfield Specific Plan, Fremont, California
- Mission Road Homes, Fremont, California
- Noble George, Chongqing, China
- North Hill Park, Dalian, China
- North Livermore Specific Plan and Open Space Program, Livermore, California
- Pacific Heights, Port Moresby, Papua New Guinea
- Pacific Union College Campus Plan, Angwin, California
- Pacifica Library, Pacifica, California
- Palm Avenue, Fremont, California
- Paseo Padre / Mowry Mixed-Use Project, Fremont, California
- Petaluma Riverfront Neighborhood, Petaluma, California
- Piers 27-31 Recreational Mixed-Use Development, San Francisco, California

swa

Continued next page.

Marco Esposito, RLA

Principal

- Qixianling Rainforest Resort, Baoting, Hainan, China
- Raycom City Residential Neighborhoods, Hefei, China
- Raycom City Waterway Park, Hefei, China
- Red Morton Park Joint City - YMCA Facility Project, Redwood City, California
- Riverfront Neighborhood, Petaluma, California
- Rochester Institute of Technology Global Village, Rochester, New York
- Rosewalk, Fremont, California
- Sacred Heart Schools Campus Plan, Atherton, California
- Sacred Heart Science & Student Life Center, Atherton, California
- Sacred Heart West Campus Project, Atherton, California
- San Diego State University South Campus Plaza, San Diego, California
- Sand Harbor State Park Master Plan, Incline Village, Nevada
- Santa Clara County Fairgrounds District Vision Plan, San Jose, California
- Santana Row Expansion, San Jose, California
- Shuangda Qixianling Rainforest Resort Master Plan, Baoting, Hainan, China
- Skyline Ridge, Oakland, California
- Sonoma Mountain Village, Rohnert Park, California
- South San Francisco Community Campus, South San Francisco, California
- Southwest Coast Tourism & Leisure City, Jeollanam Province, Korea
- St. Luke's Replacement Hospital, San Francisco, California
- Stevenson School Upper Field, Pebble Beach, California
- Sunrise City, Pazhou Island, Guangzhou, China
- The 88: Pool Terrace and Gardens, San Jose, California
- The Grove, San Jose, California
- Township at Sungai Buloh, Sungai Buloh, Malaysia
- Truckee Streetscape Master Plan, Truckee, California
- UC Davis Segundo Services Center, Davis, California
- University of Incheon, Redevelopment & Replacement, Incheon & New Songdo City, Korea
- University of Incheon, Redevelopment & Replacement, Incheon and New Songdo City, Korea
- University of the Pacific - Consulting Planner & Landscape, Stockton California
- University of the Pacific - North Campus Master Plan, Stockton California
- University of the Pacific - Sacramento Campus Plan, Sacramento, California
- University of the Pacific - Stockton Campus Plan, Stockton California
- Winchester Site, San Jose, California
- Xian Vanke East retail, Xian, China
- Yongho Seaside Resort, Busan, Korea
- Yorba Linda Library & Arts Center, Yorba Linda, California

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A. DEVELOPMENT TEAM & EXPERIENCE

Zach Davis

Associate



Education

Bachelor of Landscape Architecture,
2000, Pennsylvania State University

Professional Activities

Edgewood Learning Garden
- Pro-bono design effort to
establish a community garden
on Edgewood's Learning Center
in San Francisco, 2011.

Fence, permanent installation,
Cornerstone Gardens,
Sonoma, CA, 2008.

Awards of Note

2015: SCUP Excellence in Landscape Architecture, General Design, Merit Award
Rochester Institute of Technology (RIT) Global Plaza

2014: ASLA Northern California Chapter Merit Award, Sonoma State University,
Weill Lawn & Commons Pavillion

2012: American Council of Engineer Companies (ACEC) Silver Award, Social/
Economic Value, Wusong Riverfront

2012: ASLA Honor Award in Analysis and Planning, Wusong Riverfront

2012: Nathaniel A. Owings Award for Environmental Excellence, California Academy
of Sciences

2010: ASLA Northern California Chapter Honor Award - Analysis, Research,
Planning and Communication, Wusong Riverfront

2010: Green Good Design Award (European Centre for Architecture Art Design and
Urban Studies and the Chicago Athenaeum), California Academy of Sciences

2009: ASLA National Honor Award, California Academy of Sciences

2009: ULI Award for Excellence: The Americas Competition, California Academy of
Sciences

Selected Project Experience

- 2018 Winter Olympic Nordic Events Venues, PyeongChang, Korea
- Bryant Square, San Francisco, California
- Caldwell Neighborhood, Los Gatos, California
- California Academy of Sciences, San Francisco, California
- Campus Bay Business Park, Richmond, California
- Cargill Bayfront Property Studies, Redwood City, California
- Central Park, Dalian BEST City, Dalian, China
- Central Park, Raycom City, Hefei, China
- Cornell University East Hill Village, Ithaca, New York
- Dalian BEST City, Dalian, China
- Dalian BEST City Central Park, Dalian, China
- East Hill Park Eastside, Dalian, China
- Edgewood Learning Garden, San Francisco, California
- Ghirardelli Square Rehabilitation, San Francisco, California
- Hawana, Guangdong Province, China
- The Hollywood Palladium, Los Angeles, California
- Lennar Mare Island (Multiple Projects), Vallejo, California
- Los Coches Neighborhood, Milpitas, California
- Mayfield Neighborhood, Fremont, California
- Menlo Gateway Redevelopment, Menlo Park, California
- Milpitas Public Park, Milpitas, California
- Moscow Morgan Hotel, Moscow, Russia

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Continued next page.

Zach Davis

Associate

- Mountain View Cemetery, Oakland, California
- North Hill Park, Dalian, China
- Oma Village and Homeward Bound Orchard, Novato, California
- OKO Tower, Moscow, Russia
- Pacific Heights, Port Moresby, Papua New Guinea
- Palm Avenue Neighborhood, Fremont, California
- Piers 27-31 Mixed-Use Development, San Francisco, California
- Raycom City Phase 2 and 3, Hefei, China
- Raycom City West Park, Hefei, Anhui, China
- Rochester Institute of Technology (RIT) Global Plaza, Rochester, New York
- San Francisco War Memorial Veterans Building, San Francisco, California
- Santana Row Plaza, San Jose, California
- Santana Row Plaza Urban Design, San Jose, California
- Sausalito Marine, Sausalito, California
- SDSU (San Diego State University) South Campus Plaza, San Diego, California
- Shenzhen City Central Plaza and Southern Axis, Shenzhen, China
- Sonoma State University, Weill Lawn & Commons, Sonoma, California
- South San Francisco Community Campus, South San Francisco, California
- St. Regis Napa Valley, Napa, California
- Sun City Yokohama, Hodogaya, Japan
- Township at Sungai Buloh, Sungai Buloh, Malaysia
- UC Davis Tercero 4 Student Housing, Davis, California
- UC Merced Classroom and Academic Office Building (CAOB), Merced, California
- UC Santa Cruz Infill Housing - Stevenson, Cowell and Porter Colleges, Santa Cruz, California
- Whole Foods Fremont, Fremont, California
- Wusong Riverfront, Wusong, China
- Yongho Seaside Resort, Busan, Korea

A. DEVELOPMENT TEAM & EXPERIENCE

NIBBI CONSTRUCTION KEY RÉSUMÉS



Nibbi: 30 years
Industry: 33 years

Robert L. Nibbi

President, Nibbi Brothers Associates, Inc.

Education

Stanford University, Stanford, California
Bachelor of Science, Civil Engineering
Master of Science, Construction Engineering and Management

Experience

Bob joined Nibbi Brothers in 1987 as a project manager. In 1995 he became Vice President and in 2003 he was named President. As President, Bob provides overall supervision and management for all operations of the company, including overseeing project management from estimating through project completion. He is closely involved in preconstruction, attending design meetings and working with the estimating department on budgets and value engineering. Bob also reviews and signs all owner contracts. During construction, Bob attends monthly job status review meetings with VP of Operations Greg Narvick and CFO Rick Fedick. In addition, he maintains contact with clients and helps promote business development activities, ensuring the firm is well-represented in the community and the Bay Area.

Prior to joining Nibbi, Bob worked for three years as a project manager and project engineer for Donohoe Construction Company in Washington, D.C.

Memberships

Past President / Treasurer

- Construction Employers' Association (CEA)

Board Member:

- Workforce Investment San Francisco
- San Francisco Construction Workforce Advisory Committee
- Center for Creative Land Recycling Advisory Board
- San Francisco Collaborative Partnering Steering Committee

Past Board Member:

- Family House

Management Trustee:

- Carpenters' Vacation & Holiday Trust Fund (Nor Cal)

Past Board President:

- Family House
- Rebuilding Together Peninsula

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Alan Holmberg

Vice President of Preconstruction & Estimating

As Vice President of Preconstruction & Estimating, Alan leverages his 30+ years of industry experience to help our preconstruction and estimating teams produce highly accurate bids and budgets for our clients. Alan and his staff also work hand-in-hand with the construction team to provide valuable value engineering input.

Nibbi: 6 years
Industry: 33 years

Education
Iowa State University
Bachelor of Science,
Construction Engineering

University of Iowa
Bachelor of Business
Administration, Accounting
with Distinction

Selected Experience

Azure Apartments at Mission Bay	\$105 million
Channel Apartments	\$90 million
Venue Apartments	\$45 million
Potrero Launch Apartments	\$40.8 million
1990 Folsom Housing	\$63.5 million
Alice Griffith Housing, Blocks 2 & 4	\$87 million
Dr. George W. Davis Sr. Center & Residences	\$39 million
1601 Mariposa St. Apartments	\$94.6 million
Madonna Residence Apartments	\$4.3 million
Edgewater Isle Apartments	\$8.8 million
Mission Bay Block 7W	\$20 million
2051 3rd Street Apartments	\$37 million
Ohlone Gardens Apartments	\$16.3 million
Boys & Girls Clubs of S.F. Fulton Clubhouse	\$14.9 million
Pier 70 Historic Renovation	\$39 million
Hunters View Phase II, Blocks 7 & 11 Apartments	\$44.3 million
Lion Creek Crossings Phase V Senior Housing	\$23.3 million
Franciscan Towers Apartments	\$16 million
Koret Foundation Headquarters	\$8 million
Vera Haile Senior Housing / St. Anthony DR	\$40.3 million
Hunters View Redevelopment Phase 1 Apartments	\$63.8 million
474 Natoma Street Apartments	\$21.8 million
Cathedral of Annunciation	\$12 million
899 West Evelyn	\$13.9 million
Merritt Crossing Apartments	\$19 million
Lion Creek Crossings Phase IV Apartments	\$23.7 million



A. DEVELOPMENT TEAM & EXPERIENCE



John Kugler

Chief Estimator

John oversees pricing, solicitation and review of subcontractor scopes and bids, and buy-out of negotiated and public bid projects. With more than 40 years of industry experience, John provides valuable expertise in value engineering, as well as

Nibbi: 20 years
Industry: 44 years

Education
St. Mary's College,
Moraga, California
Bachelor of Arts, Liberal
Arts

Selected Experience

Azure Apartments at Mission Bay	\$92 million
1601 Mariposa St.	\$94.6 million
Channel Apartments	\$90 million
Venue Apartments	\$45 million
Edgewater Isle	\$7 million
Mission Bay Block 7E (Family House)	\$20 million
Ohone Gardens	\$16.3 million
Mission Bay Blocks 5 & 11	\$133.7 million
Mission Bay Block N4P3	\$33 million
Hunters View Redevelopment	\$63.8 million
Boys & Girls Clubs of S.F. Fulton Clubhouse	\$14.9 million
Pier 70 Historic Renovation	\$39 million
Hunters View Phase II, Blocks 7 & 11	\$44.3 million
Lion Creek Crossings Phase V Senior Housing	\$23.3 million
1751 Carroll St. Senior Housing	\$36.8 million
Salesian Boys & Girls Clubs	\$5.8 million
Franciscan Towers	\$16 million
Koret Foundation Headquarters	\$8 million
Madonna Residence	\$4.3 million
Vera Haile Sr. Housing & St. Anthony Dining Room	\$40.3 million
474 Natoma Street Housing	\$21.8 million
Cathedral of Annunciation	\$12 million
899 West Evelyn	\$13.9 million

nibbi



Axel Boren, LEED® AP

Project Executive

Education

California State University, Chico
Bachelor of Science, Construction Management

As Project Executive, Axel is responsible for multiple projects and project managers. He is in charge of the project from preconstruction through closeout, working with the on-site team from the main office and maintaining a consistent point of contact with clients.

Nibbi: 21 years

Industry: 21 years

Professional Registrations

LEED® Accredited Professional

Selected Housing Experience

Azure Apartments / Mission Bay Block 13

San Francisco

New 16-story tower on the west and five-over-one building on the eastern two-thirds of the site. The project contains 273 units of market-rate housing and 273 spaces of tower and podium parking. Amenities include a fitness center and community room. Type I and III, 66,965 sq. ft., GreenPoint, \$119 million.

Strata @ Mission Bay

San Francisco

New eight-story luxury apartment complex with 192 units of high-end, market-rate units. Featuring premier exterior and interior finishes. Amenities include 10,000 sq. ft. of ground-floor retail, two levels of parking with 1:1 spaces, clubhouse, bocce ball court, theater room and fitness center. Type I, 325,000 sq. ft., \$64 million.

120 Hawthorne Street

San Francisco

229 unit building, 202,454 square feet.

1028 Market Street

San Francisco

An urban Class-A, thirteen story, Type I building with 186 units of studio, one-, two-, and three-bedroom apartments over approximately 15,000 square feet of ground floor retail, lobby and leasing, with one level of underground automobile and bike parking. Pursuing LEED Silver.

Hunter's View Housing / Phase 2 / Block 7 & 11 / Block 10

San Francisco

New, attached single-family homes, townhomes, stacked flats, and townhomes over stacked parking. The buildings will include management, retail, and ground floor community space. The scope of services includes infrastructure improvements for all sites. Type V Pursuing LEED certification.

Mission Bay Block 3 East

San Francisco

Affordable Housing Project. The gross building area is approximately 126,000 square feet in three buildings. 101 units, community room, multipurpose room, computer room, 19 parking spaces and 101 Class 1 bike spots. 59.4 million (est.).



A. DEVELOPMENT TEAM & EXPERIENCE



Elizabeth Crockett

Preconstruction Project Manager

Education

Iowa State University
Bachelor of Science, Construction Engineering

As Preconstruction Project Manager, Elizabeth facilitates buy-out and preparation of subcontracts. She also attends weekly design/preconstruction meetings to provide guidance on the design, and conducts on-site visits with subcontractors and suppliers.

Nibbi: 5 years
Industry: 16 years

Professional Registrations
OSHA 30-Hour Training

Memberships
Former Associated General
Contractors of America
Liaison

Selected Housing Experience

1990 Folsom Street, *San Francisco*

The 8-story building is comprised of 143 affordable residential units (studio, one-, two- and three-bedrooms), 12,300 square feet of neighborhood PDR space, 4,500 square feet of ground floor child care space, and 3,000 square feet of resident common areas and property management spaces. Type 1 building along Folsom between Shotwell and 16th St. \$63.5 million. (in preconstruction)

1028 Market Street, *San Francisco*

An urban Class-A, thirteen story, Type I building with 186 units of studio, one-, two-, and three-bedroom apartments over approximately 15,000 square feet of ground floor retail, lobby and leasing, with one level of underground automobile and bike parking. Pursuing LEED Silver. (in preconstruction)

Mission Bay Block 3 East, *San Francisco*

Affordable Housing Project. The gross building area is approximately 126,000 square feet in three buildings. 101 units, community room, multipurpose room, computer room, 19 parking spaces and 101 Class 1 bike spots. \$47 million (est.).

Mission Bay Block 6E, *San Francisco*

135 residential units, 10,000 sq. ft. of retail, a 41 space above-ground parking structure, and associated amenity spaces. The design features a 5 story Type III building over podium, Type V townhomes and a publicly accessible pedestrian pathway on the Western side of the site. Pursuing Green Point. \$71 million. (in construction)

Vera Haile Sr. Community / St. Anthony Foundation Dining Room, *San Francisco*

A new ten-story concrete high-rise. The basement, first and second floors house St. Anthony's Dining Room food preparation and storage areas, a commercial kitchen, and a dining hall. Floors 3 through 10 contain 90 units of senior housing, as well as administrative offices and ancillary facilities. \$40.25 million.

1601 Mariposa Street

San Francisco

The 1601 Mariposa project includes the construction of 312 residential units in two four-story mixed-use residential buildings separated by a publicly accessible mews and at-grade courtyard. The market-rate finishes will be high end. The project includes parking retail core and shell, and open space. Amenities include lobbies, mailrooms, fitness center, resident lounge, technology lounge, pet spa and bicycle storage. Outdoor amenities include green rooftop areas, gardens, barbeques, dining and seating areas, firepits and a hot tub. Type V, 166,990 sq. ft., pursuing LEED® Silver and GreenPoint, \$115 million.(in preconstruction)

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BKF ENGINEERS KEY RÉSUMÉS



RESUME



TODD ADAIR, PE PRINCIPAL-IN-CHARGE

As a Principal and Project Manager at BKF, Mr. Adair has been extensively involved in engineering design and management with all facets of civil engineering including commercial development, biotechnology and educational campuses, hospital, residential development, parks, roadways, and public utilities. Mr. Adair has managed the master planning and infrastructure design for numerous large campuses, including many high-tech projects. His primary responsibilities include client service, design team coordination, and management of project schedules and budgets.

SELECT PROJECT EXPERIENCE

EDUCATION

B.S., Civil Engineering
University of California,
Berkeley

REGISTRATION

Professional Civil
Engineer, CA No. 45428

AFFILIATIONS

San Mateo County
Economic Development
Association - Board of
Directors

American Council of
Engineering Companies
of California

TOTAL YEARS EXPERIENCE

26 years, 22 with firm

Sea Wall Lot 937 (Mission Rock), San Francisco, CA

- Principal-in-Charge for 22-acre development consisting of approximately 1.7 million s.f. of R&D, office, retail and residential mixed-uses
- Coordinated with utility providers to confirm utility capacity and develop existing site conditions plans
- Developed utility demands for domestic water, sanitary sewer, and storm drain systems and conceptual utility designs
- Coordinated access requirements and street geometric designs with architect and landscape architect to develop the site plan and street layout
- Developed sustainable stormwater treatment solutions for the site in compliance with the San Francisco Stormwater

Hunters Point Shipyard Phase 2/Candlestick Point, San Francisco, CA

- Civil Engineering design for site improvements and subdivision mapping for the 650 acre mixed use development
- Developed Infrastructure Master Plans for water, sewer, storm systems
- Developed project specific Subdivision Regulations to replace San Francisco 1982 Regulations
- Developed street layout and cross sections for over 14-miles of roadway
- Assisted with Major Phase & Sub-Phase applications
- Developed infrastructure improvements for Phase 1

Conventash Bay Trail Improvement Plans, South San Francisco, CA

- Principal-In-Charge
- Prepared grading, drainage and utility plans for replacement of a half mile long trail adjacent to the San Francisco Bay
- Design included adjusting trail grade to avoid inundation during high tide and retrofitting existing parking lot to incorporate accessible stalls and ramps connecting to the trail

Treasure Island Redevelopment, San Francisco, CA

- Infrastructure planning and design for the 400-acre redevelopment of Treasure Island
- Project includes 100-acres of development consisting 6,000 residential units and 700,000 s.f. of commercial/retail space and 300-acres of park and open space along the San Francisco Bay
- Designs include adaptive management strategies for future sea level rise, and public amenities/access along the 3-mile shoreline area
- Developed infrastructure design criteria with San Francisco Public Utility Commission (SFPUC) and San Francisco Department of Public Works (SFPDW) for a complete utility system replacement

A. DEVELOPMENT TEAM & EXPERIENCE



RESUME



MIKE O'CONNELL, PE, LEED AP PROJECT MANAGER

Mr. O'Connell has experience in all aspects of civil design, including conceptual site planning, grading and drainage plans, utility design reports, retaining walls, podium projects and construction management. He has developed an innovative way of thinking through his work as a design and resident engineer that will generate solutions which meet the goals of the project and satisfy the lead reviewing agency.

SELECT PROJECT EXPERIENCE

Hunter Point Shipyard Phase 2/Candlestick Point, San Francisco, CA

- Project Engineer for the 650- acres of mixed use redevelopment
- Civil Engineering design for site improvements and subdivision mapping
- Developed Infrastructure Master Plans for water, sewer, storm systems
- Developed project specific Subdivision Regulations to replace San Francisco 1982 Regulations
- Developed street layout and cross sections for over 14-miles of roadway
- Assisted with Major Phase and Sub-Phase applications for Phase 1
- Developed infrastructure improvement plans for Phase 1

Treasure Island, San Francisco, CA

- Project Engineer for engineering services for base closure and re-use of Treasure Island including the infrastructure planning and design for the 400-acre redevelopment of Treasure Island
- Reviewed existing infrastructure reports, existing utility base maps, conceptual designs, and preliminary cost estimates
- Developed the Master Plan for the demolition, remediation, and backbone infrastructure
- Analysis, assessment, and cost estimating of the infrastructure with alternative analysis between utility systems and approaches
- Provided Infrastructure Plan and processed through approval by SFPUC, SFPDW, SFMTA and Board of Supervisors

Maritacian Valley Redevelopment Area - Zone 1 (Schlago Lock Redevelopment), San Francisco, CA

- Developed infrastructure master plans for 20-acre mixed-use redevelopment project
- Working with the San Francisco Redevelopment Agency
- Preparation of Vesting Tentative Map
- Developing infrastructure phasing and Major Phase applications
- Developing Master Plan hydrology/hydraulic calculations
- Developing phasing plans for installation of storm/water/sewer systems
- Developing stormwater detention calculations for reducing runoff by 25%

2061 3rd Street, San Francisco, CA

- Project Manager for 196 residential unit and 6 unit commercial unit project Provided Construction Administration Services
- Prepared Stormwater Control Plan

Hanover Uptown, Oakland, CA

- Project Manager for mixed use development building including 254 residential units and 37,400 square feet of retail space
- Prepared Vesting Tentative Map
- Provided assistance with permitting process
- Prepared Stormwater Control Plan utilizing LID Treatment Reduction Credits

EDUCATION

MS, Structural Engineering, San Francisco State University

BS, Civil Engineering, California Polytechnic State University, San Luis Obispo

REGISTRATION

Professional Civil Engineer CA No. 75811

TOTAL YEARS EXPERIENCE

12 years, 12 with firm

ICF KEY RÉSUMÉS

RICHARD WALTER Senior Advisor

Rich Walter has 25 years of experience in environmental planning, compliance strategy, permitting, and mitigation development and implementation. He has worked on numerous controversial and complex environmental planning and compliance projects. Rich has directed and participated in environmental impact assessment, alternatives analysis, and permitting processes for a variety of proposed developments including: mixed use and residential projects; rail and transit projects; golf courses; resorts; flood control; water pipelines; wetland restoration; marine oil terminals; natural gas power plants and pipelines; roads, highways, and bike paths; vineyards; industrial parks; telecommunications, marine landings, backhaul, and urban ring fiber optic projects; and mines. He has managed projects that comply with NEPA, CEQA, the federal ESA and California ESA, NHPA, CWA, Clean Air Act, California Coastal Act, Coastal Zone Management Act, and other state and local mandates.

Rich also co-leads ICF's California municipal climate action planning practice, which includes advising municipal and private clients on the development of policies dealing with climate change, general plans, regional transportation plans, and NEPA/CEQA analysis of climate change impacts.

Relevant Project Experience

Mission Rock (Seawall Lot 337/Pier 48)—San Francisco

Project Director. Serving presently as project director for an EIR for a large waterfront mixed residential/commercial project proposed by the San Francisco Giants for the property adjacent on the south side of AT & T Park. Key issues include visual aesthetics, traffic and transportation, land use, and air quality.

City Place Santa Clara EIR—Related Santa Clara LLC, Santa Clara

Project Director. Served as project director for an EIR for a very large commercial and residential project (total > 9 million square feet) adjacent to Levi's Stadium Park. Key issues include traffic and transportation, noise, air quality, greenhouse gas emissions, biological resources, visual aesthetics, land use compatibility, hazardous materials, growth inducement, and population/housing balance.

Union City Passenger Mixed-Use Project EIR—City of Union City, California

Project Director. Project director for the EIR for a ~1,000 unit mixed use project at the Union City Intermodal Station. Key issues included traffic, aesthetics, air quality, noise, and land use compatibility.

Years of Experience

- Professional start date: 06/1992
- ICF start date: 09/2000

Education

- MA, International Relations/ Energy, Environment, Science, and Technology, The Johns Hopkins University School for Advanced International Relations, 1993
- BA, History, Stanford University, 1985



A. DEVELOPMENT TEAM & EXPERIENCE

El Charro Specific Plan EIR, Permitting, Mitigation, and Construction Monitoring—City of Livermore

Project Director. Served as project director for an EIR for 240-acre business/commercial park in western Livermore. Key issues included traffic along existing congested I-580 corridor, construction within 100-year floodplain, biological issues associated with Arroyo Las Positas, compatibility with adjacent quarry use, and cultural resources. Obtained all environmental permits for the project, including with the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, San Francisco Regional Water Quality Control Board, and California Department of Fish and Wildlife. Project also included identification and evaluation of habitat conservation areas in eastern Alameda County as mitigation options and development of off-site mitigation compensation plan as well as construction monitoring.

Pebble Beach Company's Del Monte Forest Preservation and Development Plan EIR/Del Monte Forest Plan EIR—County of Monterey, California

Project Director. Serves as project manager for two EIRs for a suite of developments in the Del Monte Forest portion of the Monterey Peninsula, proposed by the Pebble Beach Company. The multi-use project included a proposed 18-hole golf course, a new equestrian center, expansion of visitor-accommodating units, residential lots, employee housing, and establishment of new preservation areas. Key areas of environmental analysis included Monterey Pine Forest, sensitive plant species, traffic, water demand, visual aesthetics, and CCA compliance.

Pebble Beach Inclusionary Housing EIR—County of Monterey, California

Project Director. Served as project director for preparation of an EIR for a highly controversial affordable housing project in Pebble Beach. Key issues included biological resources, land use compatibility, visual aesthetics and traffic.

County General Plan Update EIR—County of Monterey, California

Project Director. Serves as project director. ICF analyzed the environmental impacts of the proposed 2010 general plan update. Key issues of analysis include traffic, biological resources, air quality, agricultural land, affordable housing, and climate change. For GHG emissions, ICF prepared estimates of baseline and forecasted emissions, identified general plan policies for reducing emissions, and profiled potential climate change impacts on the county.

Rancho Canada Village EIR—County of Monterey, California

Project Director. Served as project director for preparation of an EIR for a 281-unit market-rate and affordable housing project to convert an existing golf course to a new subdivision, community park, and restoration area. Key issues included traffic, hydrology and water quality, air quality, aesthetics, and land use compatibility. Project included GHG inventory.

Southwood Village EIR—City of Orinda, California

Project Director. Serves as project director for an EIR for a 20-unit subdivision. Key issues include landslides and seismicity, biological resources, aesthetics, emergency access, stormwater, and site density.

Liberty Street Residential Subdivision—Vida Development, Oakland, California

Project Director. Served as project director for IS/MND for 12-unit townhouse subdivision in unincorporated portion of Alameda County along I-580. Key issue was aesthetic design of exterior treatments.



ERIN EFNER

Project Director

Erin Efner is a principal with ICF's environment and planning division. She has over 15 years of environmental experience involving natural and social sciences and environmental policy. She has managed CEQA environmental document preparation for over 13 years. Her project experience includes documents for mixed-use developments, specific plans, and General Plan updates, large residential projects, infill development, affordable housing, commercial/industrial projects, stormwater infrastructure projects, transportation, and elementary and high schools. Erin also has experience on large-scale land use plans including General Plans (individual elements and comprehensive updates), as well as specific plans covering large geographic areas. She has conducted and overseen complex environmental analysis in jurisdictions with active communities. Her general responsibilities include directing project teams; preparing and managing project work plans, scopes, schedules, and budgets; and participating in project opportunity evaluation.

Project Experience

City Place Santa Clara EIR—City of Santa Clara, California

Project Manager for CEQA Review. Erin oversaw the preparation of all aspects of this EIR. Related California is the project developer. The City Place Santa Clara project involves the demolition of the existing buildings and features at the 230-acre project site (Santa Clara Golf & Tennis Club, a Bicycle-Motocross track, and Santa Clara Fire Station 10) and the construction of a new multi-phased, mixed-use development. In total, the project would include up to 8.34 million gross square feet (gsf) of office buildings, retail and entertainment facilities, residential units, hotel rooms, new parks and open space, new roads, and upgraded and expanded infrastructure. The project would also include large, shared open spaces throughout the project site; maintenance and/or enhancement of the existing a retention pond area; new pedestrian and vehicular entrances and roadway networks; and construction of new utilities and improvement of offsite connections. Due to the location of the project on the former landfill, the project would also include the construction of a structural slab over the existing landfill cap; replacement of the existing groundwater monitoring network, leachate collection, and landfill collection systems; and associated environmental remediation activities would all be required. The major environmental issues that will be addressed in the EIR include transportation, hazardous materials, hydrology, air quality, and noise.



Years of Experience

- Professional start date: 10/2003
- ICF start date: 01/2013

Education

- Master of Public Policy (MPP), Environmental Policy Concentration, University of Maryland, 2003
- BS, Environmental Studies/Geography, University of California, Los Angeles, 1999

Professional Memberships

- Association of Environmental Professionals
- San Francisco Planning + Urban Research Association

Professional Development

- CEQA Legislative Update, October 2009, 2012, 2016, 2017
- United States Department of Housing and Urban Development (HUD), Region IX NEPA Training, August 2009, 2010, and 2011

Office Location

- San Francisco, CA



A. DEVELOPMENT TEAM & EXPERIENCE

Facebook Menlo Park Campus Expansion EIR—City of Menlo Park, California

Project Director for CEQA Review. Erin ensured the project remained on schedule and on budget and ensured the quality and integrity of the document. The proposed project includes the demolition of the existing buildings at the site and the construction of two new office buildings (Buildings 21 and 22), encompassing approximately 985,720 sf (a net increase of approximately 149,880 sf at the Project site). The project would be organized around a 5-acre publicly accessible green space and a bicycle/pedestrian corridor that would run through the middle of the site. The project would also include construction of a new bicycle/pedestrian bridge over Bayfront Expressway to allow for access to the Bay Trail and Bedwell Bayfront Park from the project site and the Belle Haven neighborhood. Major environmental issues include transportation and greenhouse gas emissions. Erin also managed the EIR for the first Facebook Campus project, which has been constructed and is occupied by Facebook.

Mission Rock (Seawall Lot 337/Pier 48) EIR—Seawall 337 Associates LLC, Inc., San Francisco, California

Project Manager for CEQA Review. Erin is currently overseeing the preparation of the EIR. The Mission Rock project involves development of approximately 3.6 million square feet in the China Basin area of the City, immediately south of AT&T Park. A portion of the project site is currently vacant, consisting of a surface parking lot that primarily serves AT&T Park. The project would result in 11 new city blocks on approximately 23 acres. The project would reuse and rehabilitation of the existing Pier 48 for a variety of uses, including brewery, restaurant and retail. ICF leads a multidisciplinary team to evaluate the changes to the project site. Major environmental issues are anticipated to be related to transportation, air quality, scenic vistas, and wind.

The Village at San Antonio Phase II Development EIR—City of Mountain View, California

Project Director for CEQA Review. The Village at San Antonio Center Phase II would consist of six distinct blocks that would contain office, commercial, retail, hotel, cinema, and parking uses. The project is highly contentious due to the density of the project as well as the potential displacement of existing businesses. Other major issues for this project include potential traffic impacts.

City of Mountain View 2030 General Plan Subsequent EIR—San Antonio Change Area—City of Mountain View, California

Project Director for CEQA Review. Directing an internal team plus subconsultants to prepare a subsequent EIR (SEIR) to the City of Mountain View 2030 General Plan EIR which was originally certified in 2012 (2012 EIR). The 2012 EIR did not assume the maximum capacity of development potential in the San Antonio Change Area planning district of Mountain View. The SEIR analyzes the impacts of additional office development allowed by the General Plan in the San Antonio Change Area.

City of Menlo Park—Infill EIRs

Project Manager/Director for CEQA Review. Erin served as project manager and project director for two Infill EIRs. ICF recently completed the 1300 El Camino Real Mixed Use Project Infill EIR and is currently in the process of completing the Middle Plaza at 500 El Camino Real Mixed Use Project Infill EIR. In both cases, the project involves demolishing existing structures and redeveloping the project site.

The project sites are both within the El Camino Real/Downtown Specific Plan area. Since the site plans and development parameters are consistent with the development anticipated by the Specific Plan, the programmatic Specific Plan EIR has been used to streamline the project-level review of



Continued next page.

these projects. Environmental Checklists were prepared to demonstrate consistency with SB 226, CEQA Streamlining for Infill Projects. The Checklists were then used to limit the scope of the Infill EIRs to the effects not fully addressed in the Specific Plan EIR and determined to be potentially significant. Specifically, the Checklists determined that the projects would have effects that either were not analyzed in the programmatic Specific Plan EIR, or are more significant than described in the Specific Plan EIR, and that have no uniformly applicable development policies that would substantially mitigate such effects. Therefore, since these impacts could be significant, an Infill EIR was prepared to analyze those effects. The topics studied in the 1300 El Camino Real Mixed Use Project EIR included Transportation, Air Quality, Noise, Hazardous Materials, and Alternatives. The topics studied in the Middle Plaza at 500 El Camino Real Mixed Use Project EIR include Transportation, Air Quality, and Noise.

City of Oakland—Streamlined CEQA Analysis

Project Manager for CEQA Review. Erin has overseen the preparation of the following streamlined CEQA Analyses for the City of Oakland: 23rd and Valdez Streets, Broadway & 27th Street, 2400 Valdez Street, and 226 13th Street. The 23rd and Valdez project included the demolition of an auto-detailing shop and surface parking. The Broadway & 27th, 2400 Valdez, and 226 13th Street projects included the demolition of vacant buildings and surface parking lots.

In all cases, the CEQA Checklists evaluated the potential project-specific environmental effects of the proposed projects and determined whether such impacts were adequately covered by the BVDSP EIR thereby allowing the above-listed streamlining and/or tiering provisions of CEQA to apply. Based on an examination of the analysis, findings, and conclusions of the BVDSP EIR as summarized in the CEQA Checklist, the BVDSP EIR adequately analyzed and covered the potential environmental impacts associated with the proposed project, and the streamlining and/or tiering provisions apply to the CEQA analysis of the proposed project. Therefore, no further review or analysis beyond the streamlined CEQA analysis was required.

City of Los Angeles CEQA Streamlining Guidelines—Southern California Association of Governments

Project Manager for CEQA Streamlining Consulting. Erin is overseeing a team advising the City of Los Angeles on implementation of CEQA streamlining, as allowed under existing state law, including SB 375, SB 226, and SB 743. Although intended to provide cities with a more efficient method of carrying out the CEQA process, these streamlining provisions have been difficult to implement. ICF's role involves developing criteria for evaluation of which types of projects could be eligible to take advantage of streamlining opportunities, identifying uniformly applicable development policies and standards that can be applied to all but the most unique projects, and analyzing potential changes needed for City codes and policies. In addition, ICF is responsible for the creation of user's guides, checklists, GIS data, and maps to aid City staff in their implementation of the streamlining provisions. The project highlights our team's ability to think broadly and systematically about opportunities to make the CEQA more efficient, while meeting statutory obligations and providing the client with high-quality, legally defensible documents.



A. DEVELOPMENT TEAM & EXPERIENCE

HEIDI MEKKELSON

Senior Project Manager

Heidi Mekkelson is a senior project manager with ICF's Environment and Planning Division. She has 15 years of experience in the preparation and management of environmental analysis documentation pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). Heidi has extensive experience managing complex, high-profile development projects. Her experience includes documents for large residential projects; mixed-use, urban infill developments; commercial/retail projects; major league sports/entertainment venues; campus master plans (educational and medical); adaptive reuse projects; major motion picture studios; transportation projects; affordable housing; and specific plans. Heidi's general responsibilities include directing project teams; preparing and managing project work plans, scopes, schedules, and budgets; conducting senior-level review of draft work products; interfacing with clients, subconsultants, and agency staff; and marketing services among existing and prospective clients.



Years of Experience

- Professional start date: 06/2003
- ICF start date: 02/2016

Education

- BS, Environmental Studies/
Biology, University of Southern
California, 2003

Project Experience

V5, V6, and McLaren Data Center MNDs—Vantage Data Centers, Santa Clara, California

Project Manager. Serving as Project Manager and Project Director for the preparation of three MNDs for three separate data center projects in the City of Santa Clara. The data centers would provide space for computer servers for private clients in secure and environmentally controlled areas, as well as client storage space. The V6 Data Center project proposes to demolish an existing single-story, vacant commercial building and adjacent surface parking lot and construct a two-story, approximately 69,000-square foot data center and surface parking lot. The V5 Data Center project proposes to demolish an existing surface parking lot and construct a four-story, 109,000-square foot data center building, expand an existing electrical substation, and construct a paved surface parking lot. In addition, modifications to striping for parking and stormwater improvements would be made within four off-site improvement areas within the vicinity of the project site. The V6 and V5 data centers would be incorporated into the existing Vantage Data Center campus, which consists of three existing data center buildings on an 18-acre site. The McLaren Data Center project proposes a new data center outside of the existing Vantage Data Center campus. The project proposes to demolish existing industrial warehouse, manufacturing, and office facilities, as well as associated surface parking. In their place, the project applicant would construct two four-story, 206,500-square foot data center buildings (totaling 413,000 square feet) and a paved surface parking lot that would become a new Vantage Data Center campus.



Rancho Cañada Village Project (EIR)—Monterey County Planning Department, Monterey County, California

Project Manager. Served as project manager for the Final EIR for the Rancho Cañada Village Project, a proposed 281-unit residential project on an 81-acre project site in Monterey County. The proposed mix of residential units included 182 single-family homes, 64 townhomes, and 35 condominiums/flats. Half of the residences (140 units) would be deed-restricted affordable and workforce units, and the other units would be market rate. The project also included 39 acres of permanent open space and common areas including a park, habitat preserve, active recreation areas, and trails. The project proposed an extension of Rio Road through a network of local neighborhood streets to allow safe ingress and egress for residents and the public through Rio Road west. In addition to the 281-unit project, the EIR analyzed a 130-unit alternative in an equivalent level of detail, which ultimately became the preferred alternative for development.

Century Plaza Hotel Mixed-Use Development EIR—Woodridge Capital Partners, Los Angeles, California

Project Manager. While employed at Eystone Environmental (formerly Matrix Environmental) and Christopher A. Joseph and Associates, served as project manager for an EIR for the redevelopment of the Hyatt Regency Century Plaza Hotel in the Century City area of Los Angeles. The project involved the preservation and rehabilitation of the historic hotel and the construction of two 46-story residential towers on the project site. The new buildings would be integrated with the existing hotel through a network of ground-level pedestrian amenities and retail/restaurant uses. The project originally proposed to demolish the hotel; however, influenced by stakeholder and public input received on the NOP, the project was modified to integrate the hotel as a focal point of the new development, and a second (preferred) development option was added to the EIR.

Landmark Apartments Project EIR—Douglas Emmett Management, LLC, Los Angeles, California

Project Manager. While employed at Eystone Environmental (formerly Matrix Environmental), served as project manager for an EIR for the Landmark Apartments Project. The Project proposed to construct a 34-story residential building containing up to 376 multi-family dwelling units, including market-rate and affordable housing units, and an approximate 18,000-square foot publicly accessible open space area on a 2.8-acre site in the West Los Angeles Community Plan Area of the City of Los Angeles. The Project Site contained a 42,900-square foot, single-story supermarket building, which would be demolished under the Project; a 364,791-square foot, 17-story office building, which would remain; and a four-level subterranean parking structure.

Hollywood Cherokee Project EIR—Champion Real Estate Company, Los Angeles, California

Project Manager. While employed at Eystone Environmental (formerly Matrix Environmental), served as project manager for an EIR for the Hollywood Cherokee project in the Hollywood community of Los Angeles. The project would replace an existing surface parking lot with a six-story, 224-unit residential building. Located three blocks east of the famed Hollywood and Highland commercial and entertainment hub, the project would serve as a visual backdrop to historic low-rise uses fronting Hollywood Boulevard.



A. DEVELOPMENT TEAM & EXPERIENCE

Rancho Cañada Village Project (EIR)—Monterey County Planning Department, Monterey County, California

Project Manager. Served as project manager for the Final EIR for the Rancho Cañada Village Project, a proposed 281-unit residential project on an 81-acre project site in Monterey County. The proposed mix of residential units included 182 single-family homes, 64 townhomes, and 35 condominiums/flats. Half of the residences (140 units) would be deed-restricted affordable and workforce units, and the other units would be market rate. The project also included 39 acres of permanent open space and common areas including a park, habitat preserve, active recreation areas, and trails. The project proposed an extension of Rio Road through a network of local neighborhood streets to allow safe ingress and egress for residents and the public through Rio Road west. In addition to the 281-unit project, the EIR analyzed a 130-unit alternative in an equivalent level of detail, which ultimately became the preferred alternative for development.

Century Plaza Hotel Mixed-Use Development EIR—Woodridge Capital Partners, Los Angeles, California

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LEO MENA

Environmental Planner

Leo Mena is an Environmental Planner with over three years of experience conducting environmental evaluations consistent with the California Environmental Quality Act (CEQA). He has experience conducting environmental analysis and preparing environmental documents, including sections for environmental impact reports (EIRs) and initial studies (IS), and permits for the California Regional Water Quality Control Boards (RWQCB), U.S. Army Corps of Engineers (USACE), and California Department of Fish and Wildlife (CDFW). Leo has conducted environmental analysis and prepared environmental documents for a diverse range of projects including, transmission lines, solar projects, roadway infrastructure projects, water infrastructure projects, and development projects. He has experience working with California state agencies and local agencies, including the California Public Utilities Commission (CPUC), East Bay Municipal Utility District (EBMUD), Marin Municipal Water District, Inyo County, City of Burlingame, and City and County of San Francisco.



Years of Experience

- Professional start date: 03/2014
- ICF start date: 01/2017

Education

- BA, Ecology and Evolutionary Biology, Princeton University, 2012

Professional Development

- Wetland Delineation Training Program, Wetland Training Institute, 2015

Languages

- Spanish, fluent in speaking and proficient in writing

Project Experience

Gateway Park EIR—Bay Area Toll Agency, Oakland, California, 2017

Environmental Planner. The project involves the development of up to 45-acres of parkland along the waterfront near the eastern end of the east span of the San Francisco–Oakland Bay Bridge (Bay Bridge) in Oakland, California. Leo has coordinated the preparation of the Draft EIR and has reviewed, edited, and revised the EIR.

1128-1132 Douglas Avenue Project—City of Burlingame, California, 2015 – 2016

Environmental Scientist. While employed at Panorama Environmental, Leo served as an environmental scientist for the project, which proposed the relocation of a historic home; the demolition of a 4-unit apartment and two single-family homes; and the construction of a 29-unit apartment building in the City of Burlingame. He completed several sections of the Draft EIR, including the Biological Resources, Hydrology and Water Quality, Population and Housing, Public Services and Recreation, Utilities and Service Systems Sections. Leo responded to public comments on the draft EIR and prepared the final EIR for the project. He worked with the City of Burlingame to ensure the prompt and accurate response to public comments.



A. DEVELOPMENT TEAM & EXPERIENCE

La Palma Project IS/MND—City of Redwood City, California, 2014

Environmental Analyst. While employed at Panorama Environmental, Leo served as an environmental analyst for the project, which entailed the demolition of three existing houses and the construction of twelve new two-story single family homes. He assisted in the preparation of the IS/MND for the La Palma Project by analyzing background documents, performing research to assess project impacts and mitigation needs, and by preparing sections for the IS/MND.

2245 Jerrold Avenue – SSFD EMS Building Project—City and County of San Francisco, 2015

Environmental Analyst. While employed at Panorama Environmental, Leo served as an environmental analyst for the project, which included the construction of a new three-story San Francisco Fire Department (SSFD) Emergency Medical Service (EMS) building and a new three-story parking structure for the EMS facility. He prepared the Compliance Checklist Table for Greenhouse Gas Analysis and coordinated with the Client to resolve outstanding issues having to do with the Project Application.

Animal Care and Control Facility Relocation and Renovation Project—City and County of San Francisco, 2015

Environmental Analyst. While employed at Panorama Environmental, Leo served as an environmental analyst for the project, which included the renovation of the main building at 1401/1409 Bryant Street and the relocation of the Animal Care and Control Facility at its existing location of 1200 15th Street to the renovated property. He coordinated with the Client to resolve outstanding issues having to do with the Project Application.

City of Los Angeles CEQA Streamlining Guidelines—Southern California Association of Governments

Environmental Planner. Leo Mena prepared a technical guidebook advising the City of Los Angeles on implementation of CEQA streamlining, as allowed under existing state law, including SB 375, SB 226, and SB 743. ICF's role involved developing criteria for evaluation of which types of projects could be eligible to take advantage of streamlining opportunities, identifying uniformly applicable development policies and standards that can be applied to all but the most unique projects, and analyzing potential changes needed for City codes and policies. The project highlights our team's ability to think broadly and systematically about opportunities to make the CEQA more efficient, while meeting statutory obligations and providing the client with high-quality, legally defensible documents.

Alameda-North Bay Farm Island Pipeline Crossing Projects—East Bay Municipal Utility District, California, 2016 – 2017

Deputy Project Manager. While employed at Panorama Environmental, Leo served as the deputy project manager for the project, which included the construction of three new pipelines from the City of Oakland to the City of Alameda to improve the reliability of water to Alameda. As the deputy project manager, he coordinated with East Bay Municipal Utility District to ensure that the CEQA documentation is prepared on schedule. Leo coordinated the preparation of noise and transportation and traffic technical reports with subcontractors. He also prepared the Notice of Preparation (NOP), Notice of Completion (NOC), and initial study for the project and authored several sections for the EIR, including: Project Description, Biological Resources, Noise, Recreation, Transportation and Traffic, and Cumulative Impacts. Leo prepared the final EIR for the project and prepared a notification to USACE to obtain a permit for work that would occur within the Oakland Estuary.





ABOUT DON CECIL

Since 1994 I've had the privilege of working in the government and public affairs industry in the San Francisco Bay Area. I started at a well-known political consulting firm and then launched my own firm in 2009.

My experience has spanned successful projects requiring consulting support in the form of government affairs and lobbying, strategic communications, campaign consulting, and fundraising. My clients have included Fortune 100 corporations, candidates, ballot measures, public agencies, trade associations and non-profits throughout the Bay Area.

I take great pride in bringing my experience and a wide range of relationships to every project in order to help my clients navigate complex governmental processes, conduct business development, engage stakeholders, and solve problems. My goal is to always provide my clients with innovative and strategic thinking and a meticulous attention to detail in order to support their success.

The projects and initiatives I work on help to improve local government, build strong communities and foster a commonsense balance between a strong local economy, smart development and a good quality of life.

My earlier firm work included managing more than 30 successful candidate campaigns for city council, board of supervisors and state assembly. I'm proud to have managed several campaigns which resulted in LGBT, women, African American, Latino and Asian candidates being elected to local public office.

I have also managed campaigns for ballot measures that have secured more than \$1 billion in funds for local school facilities, new housing, a new Santa Clara County Valley Medical Center, and transportation improvements.

I work hard to avoid making enemies in a profession where that's not always easy. I strive to maintain positive relationships with everyone—even among people who may not see eye-to-eye with each other—by being honest, responsive and genuine.

I learned a lot from my late business partner, Muffie Meier (the "M" in MC²). She was a fearless advocate in every aspect of her life, a great mentor, and a role model for how to be compassionate while also being strategic, determined and successful.

It's my great pleasure to continue providing outstanding consulting services to my clients as MC².

SKILLS & EXPERTISE

- Government and Public Affairs
- Community Relations
- Strategic Planning and Communications
- Media and Public Relations
- Capital Campaign and Political Fundraising
- Business Development and Government Contract Procurement
- Candidate and Ballot Measure Campaign Consulting
- Facilitation and Event Planning

A. DEVELOPMENT TEAM & EXPERIENCE

SEAN STEPHENS KEY RÉSUMÉ

SEAN STEPHENS

Sean Stephens, a Marin County resident, entered U.S. Army basic training at age 36 when his life was at a crossroads (today the maximum basic training age is 35). He completed four tours in Afghanistan – one with the 29th Infantry Battalion out of Arizona, one with the 101st Airborne Division, and the final two with the 25th Infantry Division 4th brigade combat team.

Since he returned from his last deployment in March of 2010, he has worked for the County of Marin assisting other veterans and family members in obtaining VA benefits and VA Health Care. Now 49 years old, he is a father with two step-children and one child of his own and has a beautiful wife. Stephens serves as the County Veterans Services Officer and is an advisor to the San Francisco Veterans Medical Center administration. He is an expert in helping vets obtain federal benefits, VA medical care and readjustment counseling for combat veterans. He also works as an advisor with local and federal law enforcement in dealing with veterans coping with post-traumatic stress. Sean is familiar with and has a clear understanding of Title 38 of the Code of Federal Regulations, which relates to veterans' law exclusively.

Education

University of Phoenix BS in Human Services Management

Work History

6 years Marin County Veteran Service office

4 years U.S. Army

2 years Arizona National Guard

6 years, State of Arizona Department of Economic Security (welfare office)

Sean is an active member of the following organizations:

Lifetime Member of the American Legion

Lifetime Member of the Veterans of Foreign Wars

Lifetime Member of American Veterans

National Association of County Veteran Service Officers

California Association of County Veterans Service Officers



Michael H. Zischke

PARTNER



Practice Areas: *Land Use & Natural Resources, Environmental, Litigation & Dispute Resolution*

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OVERVIEW

Mike has practiced land use and environmental law for 34 years, and is recognized for his extensive knowledge in California Environmental Quality Act (CEQA) litigation and compliance. He co-authored the two-volume treatise *Practice Under the California Environmental Quality Act*, the CEQA treatise most often cited by California courts, which was first published in 1993, has been updated every calendar year since, and is now in its second edition. He is recognized in numerous publications as one of the leading environmental and land use lawyers in California, and he has been named as one of the top 100 Northern California lawyers for the last eight years.

Unparalleled Experience In Land Use And Environmental Law

Mike represents businesses and public agencies which are navigating California's permitting and environmental impact review processes with the goal of obtaining approval of development projects and plans, and associated environmental impact reports. He also represents businesses and agencies in defending project approvals against land use and environmental lawsuits challenging those approval decisions.

Supreme Court, Appellate, And Trial Court Litigation Throughout California

Mike has represented clients in land use and environmental cases at all levels of the California courts and throughout the state. He has defended projects approvals against challenges under CEQA, the Planning and Zoning Law, and the initiative and referendum provisions of the Elections Code. He has litigated projects from the North Coast redwood forests to the Sierras to the Colorado River and desert highlands, in addition to downtown and suburban development.

Mike also has substantial experience in negotiating and settling land use disputes, and has reached favorable settlements in numerous matters, including port developments, aggregate and hard rock mines, planned residential communities, and environmental cleanups. He

A. DEVELOPMENT TEAM & EXPERIENCE



regularly represents clients in both mediations and in private settlement negotiations.

Environmental Impact Compliance And Litigation

Mike has a particular specialty in environmental impact reviews under CEQA and the National Environmental Policy Act (NEPA) and frequently handles cutting edge CEQA cases. He defended and successfully settled the first CEQA lawsuit over greenhouse gas emissions, the California Attorney General's challenge to the San Bernardino County general plan. He later worked with the County in formulating the greenhouse gas reduction plan and associated environmental impact report pursuant to that settlement.

State Agency Expertise

In addition to handling entitlement and environmental impact issues in numerous local jurisdictions, Mike has a broad range of experience in handling matters before specialized state agencies. Mike has handled matters before the State Lands Commission, the California Energy Commission, the California Public Utilities Commission, regional water boards, the California Building Standards Commission, the Coastal Commission, the California Historical Resources Commission, and the California Native American Heritage Commission.

Land Use Ballot Measures And Litigation

Mike also advises clients and litigates in the area of land use ballot measures. This includes both the substantive validity of initiatives and referenda, as well as legal issues relating to ballot arguments and signature-gathering. Mike co-authored the Solano Press 1990 text, *Land Use Initiatives and Referenda in California*.

REPRESENTATIVE MATTERS

University Research Campus. For a national research campus, represented university in formulating and defending environmental impact report for 20-year long range development plan. Legal advice on specific development projects. Prevailed in every CEQA challenge filed over 15-year period.

Alternative Energy Projects. Defended several wind and solar projects in the central valley and desert regions against environmental impact challenges in federal and state court. Assisted project developers with completion of EIR and EIS documents under NEPA and CEQA.

Transmission Lines & Pipelines. Represented proponents of new transmission lines and pipelines in permitting and CEQA review, and in subsequent CEQA litigation successfully defending project approval.

Downtown Master Plans & Projects. Represented public agencies and project applicants in permitting and defending urban master planned projects, including substantial downtown retail and mixed-use projects in Northern and Southern California.



Margo N. Bradish

PARTNER



Practice Areas: *Land Use & Natural Resources*

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OVERVIEW

A Strategic Counselor In Securing Land Use Approvals

Whether it is for a developer, corporate client, local government, or non-profit organization, Margo's extensive land use experience allows her to strategize the development and entitlement process, secure development approvals, and negotiate real estate and development contracts for her clients. During her over 20 years of practice, she has assisted clients in securing approvals for transit-oriented and urban infill developments, urban and suburban office and industrial buildings, residential and mixed-use projects, shopping centers, senior housing, military base reuse projects, schools, and an array of other projects. Margo takes a strategic approach to entitlement matters, counseling clients on both legal requirements and the options for developing political support, neutralizing opposition, and minimizing the risk of challenge.

A Trusted Advisor For California Developers

Margo counsels her clients with respect to a wide variety of planning, zoning, and development laws, including general and specific plans, zoning compliance and amendments, development agreements, compliance with the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA), global warming and climate change regulations, historic resources, subdivisions, use permits, fees, exactions and conditions, density bonuses, and infrastructure finance. Margo also defends administrative and judicial challenges to land use entitlements.

Land Use Advice For Real Estate Acquisitions And Dispositions

In her practice, Margo advises clients on the land use aspects of acquisitions and dispositions. Margo has extensive experience advising both buyers and sellers in real estate transactions that are contingent on the receipt of land use entitlements. Margo also conducts land use due

A. DEVELOPMENT TEAM & EXPERIENCE



diligence for real estate acquisitions and dispositions and portfolio transactions.

REPRESENTATIVE MATTERS

Office/Research And Development

Broadcom affiliate CMK LLC (Broadcom), Innovation Place, North San Jose. Represented Broadcom in negotiating entitlements-contingent \$207 million acquisition and securing entitlements for 1 million-square-foot office/research and development campus in North San Jose.

Developer, Western SOMA, San Francisco. Represented developer in securing entitlements for a 270,000-square-foot office building in San Francisco's Western SOMA neighborhood, including an office space allocation under San Francisco's Proposition M. Building is 100 % pre-leased to a technology tenant.

Corporate User, Irvine. Represented Fortune 500 company in negotiating entitlements-contingent acquisition and securing entitlements for 2 million-square-foot office/research and development campus at Heritage Fields in the City of Irvine.

Netflix Headquarters, Los Gatos. Represented developer in securing entitlements for 485,000-square-foot office campus in Los Gatos, including defending litigation challenges and drafting successful ballot measure in support of project. Project has been partially leased to Netflix for its headquarters.

Corporate User, North San Jose. Represented Fortune 100 company in negotiating entitlements-contingent acquisition and securing entitlements for 3.3 million-square-foot worldwide headquarters campus in North San Jose, including a Development Agreement providing vested rights to develop the project over 20 years. Subsequently represented the company in securing an additional 2.5 million square feet of development rights under the North San Jose Area Development Policy.

Joint Venture, North Coyote Valley. Represented venture between developers and Fortune 100 company in securing entitlements for a 6.6 million-square-foot office/research and development complex in San Jose's North Coyote Valley, including a Development Agreement providing vested rights to develop the project over 20 years. Environmental Impact Report was upheld by the California Court of Appeals.

Corporate User, Alviso. Represented Fortune 100 company in securing entitlements for a two-phase, 2.3 million-square-foot office/research and development campus in San Jose's Alviso neighborhood, including a Development Agreement providing vested rights to build the project over 20 years.

Medical Office Building, San Francisco. Ongoing representation of medical office building

developer in the assignment of entitlements to construct a medical office building within a larger hospital development in San Francisco.

Corporate User, Emeryville. Represented biotech company in securing entitlements and negotiating redevelopment agreements for a 2.2 million-square-foot biotech R&D/office/manufacturing headquarters, including up to \$95 million of tax increment financing and a Development Agreement providing vested rights to build the project over 20 years.

Corporate User, Mountain View. Represented technology company in the entitlement of a 425,000-square-foot transit-oriented campus on a former Superfund site in Mountain View.

Mixed-Use

Warm Springs, Fremont. Represented major residential developer in the entitlement of its transit-oriented, mixed-use project in Fremont's Warm Springs Innovation District. The project will include 2,200 residential units and up to 1.4 million square feet of commercial and industrial space, as well as a new school and urban park.

Alameda Naval Air Station and Fleet Industrial Supply Center, Alameda. Ongoing representation of a major real estate development corporation in acquisition and entitlement of a portion of the former Alameda Naval Air Station and Fleet Industrial Supply Center in Alameda. The first phase of the project consisted of 485 single-family residential units (including affordable duplexes) and 100 affordable apartments, as well as a school and park. The second phase consisted of up to 300 residential units and a 285,000-square-foot shopping center. The final phase will include the redevelopment of the waterfront. The project is a public-private partnership with the City's former redevelopment agency.

Edenvale, San Jose. Represented developer in entitlement of the residential portion of a mixed-use project consisting of 3.6 million square feet of office/research and development space, 2,900 residential units, and 460,000 square feet of retail in San Jose's Edenvale Redevelopment Area.

Retail

Shopping Center Developer, San Jose. Ongoing representation of shopping center developer in south San Jose in processing entitlements for redevelopment of the center.

Shopping Center Developer, San Jose. Represented shopping center developer in securing entitlements for a 365,000-square-foot retail center near San Jose International Airport.

Shopping Center Developer, Oxnard. Represented shopping center developer in securing entitlements to reposition and expand a 935,000-square-foot lifestyle center and 300-room hotel within a master-planned mixed-use development in Oxnard.

Shopping Center Developer, Lathrop. Represented a shopping center developer in the re-entitlement of two shopping centers in existing Specific Plan areas in the City of Lathrop.

A. DEVELOPMENT TEAM & EXPERIENCE

CHS CONSULTING GROUP KEY RÉSUMÉ

CHS CONSULTING GROUP

CHI-HSIN SHAO, TE, AICP
Principal



Chi-Hsin Shao has 37 years experience as a transportation planner and traffic engineer, specializing in multi-modal transportation planning and systems. He has participated in major development project solicitations in the vicinity of the Palace of Fine Arts including the Presidio Letterman Hospital site, the Presidio Main Post, and the Doyle Drive Reconstruction Project. He also participated in the Old Mint project with Robert Mendelsohn and the San Francisco Museum and Historical Society.

Mr. Shao has extensive experience working with City and County of San Francisco departments: the Recreation and Park Commission, Department of Public Works, Municipal Transportation Agency, County Transportation Authority, Planning Department, and Public Utilities Commission. As a result he is extremely knowledgeable in the City's planning and entitlement process and has been successful in securing approvals for transportation improvements for many major projects in San Francisco, such as the Mission Bay, Hunters Point, and Treasure Island development projects. Mr. Shao was instrumental in the planning and design of transportation access to the Ferry Terminal Redevelopment, the James R. Herman Cruise Terminal at Pier 27, and the Transbay Transit Center. He continues to be involved in major transportation projects throughout San Francisco, such as the 19th Avenue/Muni M-Ocean View Improvement Project, the Better Market Street Project, the Second Street Cycletrack Project, and the San Francisco Bicycle Master Plan. Prior to founding CHS Consulting Group, Mr. Shao served as the Head of the San Francisco Planning Department's Transportation Section, and Deputy Commissioner of the City of Boston Transportation Department.

SELECTED EXPERIENCE

San Francisco Old Mint Renovation and Restoration Project

Mr. Shao assisted developer Robert Mendelsohn's team in winning a competition for the restoration and reuse of the National Historic Landmark Old Mint, built in 1874. He developed pedestrian and vehicular access to the project, which included the potential closure of Jessie Street. The subsequently approved Development and Disposition Agreement allowed the San Francisco Museum and Historical Society to operate the San Francisco Museum at the Mint.

Transbay Transit Center

Mr. Shao has had a long-standing involvement in the development of the Transbay Transit Center Concept Plan. He served as the Deputy Project Manager for the development of a concept plan in the mid-1990's for the SF Planning Department and then served as the Transportation Task Leader for an effort led by the San Francisco Redevelopment Agency. Mr. Shao was successful in convincing the Redevelopment Agency project manager to accept recommendations for significant pedestrian improvements in the area, including removing the existing Fremont Street off-ramp to Folsom Street and replacing it with a midblock signal at Fremont and a continued sidewalk on the west side; and a conversion of Fremont between the midblock crosswalk and Folsom to two-way operation. He also assisted in the subsequent approval of the concept and design by the Redevelopment Agency Commission, the Board of Supervisors, and Caltrans. The project is currently under construction.

Treasure Island Naval Station Redevelopment Project

Mr. Shao managed the development of the Transportation Plan and the Transportation Section of the Environmental Impact Study/Environmental Impact Report. Mr. Shao identified several key transportation network improvements for the project

area: including the viability of a highspeed ferry service to the San Francisco Ferry Terminal; high frequency bus services to and from the San Francisco Transbay Terminal; and a stringent Transportation Demand Management Plan. Recently Mr. Shao participated in evaluating implementation of congestion pricing for Treasure Island.

Hunters Point Naval Shipyard Redevelopment Project

Mr. Shao developed the original transportation plan for the project in 1994 and assisted Lennar in winning the master developer competition for the project. He identified several key transportation network improvements for the project area: a South Basin Bridge connecting Hunters Point with Candlestick Point; potential use of an abandoned rail right-of-way for track access; and ferry services from the Downtown San Francisco Ferry Building. Most of his original recommendations have been incorporated into the approved project.

James R. Herman Cruise Terminal at Pier 27 Feasibility Study and Final Design

Mr. Shao developed the initial vehicular and pedestrian access concept and on-site circulation concept design for the project. Subsequently, Mr. Shao managed a detailed analysis and layout of site circulation and access (taxi, private vehicles, bus truck, and pedestrians) ingress/egress; and evaluation of on/off-site traffic circulation and access. The Cruise Terminal was completed and opened in September 2014.

Port of San Francisco Ferry Building Redevelopment and Expansion

Mr. Shao participated in several rounds of the Ferry Building renovation and reconstruction, including the reconstruction of the Embarcadero, which resulted in a very broad crosswalk that provides access to the terminal and marketplace for the many ferry riders and other visitors. Recently, he was involved in the expansion of the ferry terminal and an increase in ferry gates. He was responsible for identifying landside access

improvements, including pedestrian, bicycle, and transit access, auto drop-off needs, parking demand analysis and potential shared parking strategies. The expansion at Pier 1 1/2 is under construction.

Port of San Francisco Water Taxi Feasibility Study

Mr. Shao conducted a water taxi feasibility study for the Port of San Francisco. He evaluated opportunities from Crissy Field and Candlestick Point. The project included market assessment, ridership potential, case studies and best practices, and technical feasibility. The study recommendations were presented to the Port of San Francisco Board of Directors in March 2014 and used as the blue print to guide further implementation of water taxi services along the San Francisco waterfront.

706 Mission Street Mixed-Use Project

Mr. Shao developed pedestrian and circulation access design for the 706 Mission Street project and vehicular circulation along Stevenson Street and access to Jessie Square Garage. He is presently involved in the development of a pedestrian circulation and safety improvement plan for Yerba Buena Center Central Block 1. The goal of the plan is to further reduce vehicular and pedestrian conflicts and improve safety in this block. He also worked closely with the project sponsor and many stakeholders in securing an agreement for the proposed improvements.

Mission Bay Development

Mr. Shao has had a long time involvement in the Mission Bay Project. His involvement dated when he was the Head of the Transportation Planning Section in the San Francisco Planning Department for the overall circulation plan for the entire site. His accomplishments include securing approvals from SFMTA, Caltrans and Caltrain of transportation circulation plans for the Major Phase Plans, and signal, signing, and striping plans.

A. DEVELOPMENT TEAM & EXPERIENCE

MACY OFFICE OF DESIGN KEY RÉSUMÉ

KELLY MACY
Business and Brand Design Director



Education

MBA - Design Strategy
California College of the Arts
Bachelor of Arts
California College of the Arts
Professional Development
Stanford University

Professional Affiliations

SEED Certification
Social Economic
Environmental Design
Consultant

Kelly Macy creates sustainable business models and related brand stories. Kelly is passionate about connecting companies to customers through meaningful experiences that create lasting value.

Kelly's office is based in San Francisco, California. She creates solutions for public, non-profit and private institutions. Business solutions are focused on real people and on connecting companies to customers through meaningful experiences that offer measurable value. Brand stories are then applied to any medium necessary to connect with the audience including print and screen graphics, interactive and physical environments, products, content and packaging. A particular passion is her work in design for public interest that brings positive change to individuals and communities.

Kelly's projects are approached with an energetic process that incorporates clear ideas, poetic license, strategic systems and an inventive collaboration between the office, the client and the community. Business acumen and entrepreneurial experience inform the clarification of project challenges, brand building and goals. She seeks to integrate core values and aesthetics in order to realize a unique experience that is effective, meaningful and fun.

Clients include American Institute of Architects, American Express, Architecture for Humanity, bacar restaurant and wine salon, BCDC - Bay Conservation and Development Commission, Build Inc, California College of the Arts, California Health Foundation, Chronicle Books, Day One Maternity Center, Dilworth Eliot Studio, Disappearing Inc, Discover Card, EOS Restaurant & Wine Bar, Genentech, Hana Biosciences, HOK, Homes on Esprit Park, Hornberger + Worstell, Human Dynamics, Intersection for the Arts, Mattingly Thayer Architects, MOTO Development Group, Pfau Architecture,

Paulett Taggart Architects, Port of San Francisco, Portola Neighborhood Association, Public Health Institute, Richard Barnes, Rizzoli International, Sagan-Pechota Architects, SAGE Creative Enterprises, San Francisco Museum and Historical Society, Saybrook University, Serrao Design Architecture, ShineLabs, Swans Island Books, RECOLOGY: The Environmental Learning Center, The Grove, The San Francisco Museum at the Mint, The National Museum of Wildlife Art, The Presidio Group, The San Francisco Symphony Youth Orchestra, Tom Eliot Fisch, Turner Construction, UP Urban, WASC - Western Association of Schools and Colleges, WRNS STUDIO.

Kelly's work has won numerous awards and is on display at The Smithsonian Institution in Washington D.C.

Macy Office of Design

January 1997 - 2016
Business Concepts, Design Direction and Marketing Lead

UP

January 2011 - January 2014
Executive Creative Director, Co-Founder

UP was a civic entrepreneurship incubator that designed and launched financially sustainable businesses and new forms of public-private partnerships.

SAGE Creative Enterprises

January 2003 - January 2005
Creative Director & Vice President of Product Development, Co-Founder

Sage Creative Enterprises (SageKids) was a play learning company who's mission was to connect kids to the outside world through engagement in award-winning books and toys.

California College of the Arts

January 1997 - December 2001
Adjunct Professor Graphic Design and Experimental Typography

CHANDRA CERRITO, ART ADVISORS LLC - KEY RÉSUMÉ

CHANDRA CERRITO, PRINCIPAL

EDUCATION

MASTER OF FINE ARTS, EMPHASIS IN SCULPTURE AND INSTALLATION, 1994
CALIFORNIA COLLEGE OF ARTS AND CRAFTS, OAKLAND, CA

BACHELOR OF ARTS, ART HISTORY, EMPHASIS IN MODERN AND CONTEMPORARY ART, 1991
CERTIFICATE OF VISUAL ARTS, EMPHASIS IN PRINTMAKING, 1991
PRINCETON UNIVERSITY, PRINCETON, NJ

ADDITIONAL COURSE WORK

CITY AND GUILDS OF LONDON ART SCHOOL, LONDON, ENGLAND
UNIVERSITY OF CAMBRIDGE, CAMBRIDGE, ENGLAND
RHODE ISLAND SCHOOL OF DESIGN, PROVIDENCE, RI

ART CONSULTING

FOUNDER AND PRINCIPAL OF CHANDRA CERRITO / ART ADVISORS LLC SINCE 2004

PUBLIC ART ADVISOR, PRESENT

- + PUBLIC ART PLACEMENT: ASSESS SITE NEEDS, DIRECT ARTIST SELECTION PROCESS, FACILITATE CITY APPROVAL PROCESS, FACILITATE CONTRACT WRITING, GUIDE AND OVERSEE SITE-SPECIFIC COMMISSIONS, ACT AS LIAISON AMONG CLIENTS, ARTISTS, ARCHITECTS AND CONTRACTORS
- + ADVISORY SERVICES TO MUNICIPALITIES AND PRIVATE PROPERTY OWNERS REGARDING PUBLIC ART OPPORTUNITIES, ART SELECTION PROCESS, ARTIST RESOURCES AND PUBLIC ART POLICY DEVELOPMENT INCLUDING WRITING PUBLIC ART MASTER PLANS FOR DISTRICTS AND ENTIRE CITIES
- + MANAGEMENT OF PROJECT BUDGETS UP TO \$4 MILLION
- + SAMPLE CLIENTS:
 - ARTS COUNCIL NAPA VALLEY, NAPA, CA*
 - AVALONBAY COMMUNITIES, SAN JOSE, CA*
 - AZUL HOSPITALITY GROUP, SAN DIEGO, CA*
 - BLAKE | GRIGGS PROPERTIES, DANVILLE, CA*
 - CALAF HOLDINGS, LLC / CHERRY GLEN PLAZA, SUNNYVALE, CA*
 - CITY OF CHICO, CA (CONTRACTED BY WATRY DESIGN, MOUNTAIN VIEW, CA)*
 - CITY OF DUBLIN, CA*
 - CITY OF NAPA, CA*
 - CITY OF PETALUMA, CA*
 - CITY OF PINOLE, CA*
 - CITY OF WALNUT CREEK, CA*
 - DEVCON CONSTRUCTION, MILPITAS, CA*
 - HOLLAND PARTNER GROUP, OAKLAND, CA*
 - HOK AND THE CITY OF FREMONT, CA*
 - KAISER PERMANENTE, SAN FRANCISCO AND DUBLIN, CA*
 - MACERICH, SANTA MONICA, CA*
 - MYERS DEVELOPMENT COMPANY, SAN FRANCISCO, CA*
 - PROPERTY DEVELOPMENT CENTERS, PLEASANTON, CA*
 - SAN FRANCISCO ARTS COMMISSION, SAN FRANCISCO, CA*
 - SAND HILL PROPERTIES, SAN MATEO, CA*
 - SARES REGIS GROUP, SAN MATEO, CA*
 - SIGNATURE DEVELOPMENT GROUP, OAKLAND, CA*
 - SIMON PROPERTY GROUP, INDIANAPOLIS, IN*
 - TERRAMAR RETAIL CENTERS, PLEASANTON*
 - TMG PARTNERS, SAN FRANCISCO, CA*
 - TRINITY PROPERTIES, SAN FRANCISCO, CA*
 - URBAN HOUSING GROUP / SUMMERHILL HOMES, PALO ALTO AND SAN RAMON, CA*

A. DEVELOPMENT TEAM & EXPERIENCE

CHANDRA CERRITO / ART ADVISORS LLC

626 COSTA DRIVE NAPA, CALIFORNIA 94558
TEL (415) 577-7537 FAX (707) 257-0996
WWW.CHANDRACERRITO.COM

CHANDRA CERRITO, PAGE 2

FINE ART ADVISOR, PRESENT

- + ART PROCUREMENT FOR PRIVATE CORPORATIONS, PUBLIC INSTITUTIONS, AND INDIVIDUAL COLLECTORS: ASSESS SITE NEEDS, DETERMINE ART PLACEMENT, PROVIDE ARTWORK SELECTION ACCORDING TO CLIENT'S AESTHETIC AND CONTENT OBJECTIVES, WORK WITHIN PROJECT BUDGET
- + CUSTOM FRAMING, PROFESSIONAL INSTALLATION, CATALOGUING AND LABELING
- + RESEARCH AND ADVISORY SERVICES TO CONTEMPORARY AND HISTORICAL ART BUYERS
- + CURATORIAL SERVICES
- + PROJECT BUDGETS UP TO \$1 MILLION
- + SAMPLE CLIENTS:
AAA, WALNUT CREEK, CA
AVALONBAY COMMUNITIES, DUBLIN, SAN JOSE AND SAN FRANCISCO, CA
BLOOMINGDALE'S, PALO ALTO, CA
CALIFORNIA PACIFIC MEDICAL CENTER, SAN FRANCISCO, CA
CARNEROS INN, NAPA, CA (CONTRACTED BY SHOPWORKS, NAPA)
CBRE, OAKLAND, CA
DAVID BROWER CENTER, BERKELEY, CA
ELAN PHARMACEUTICALS, SOUTH SAN FRANCISCO, CA
FRANKLIN TEMPLETON INVESTMENTS, SAN MATEO, CA
JOHN MUIR MEDICAL CENTER, WALNUT CREEK, CA
KAISER MEDICAL OFFICE BUILDING, MISSION BAY, SAN FRANCISCO, AND DUBLIN, CA
LEK CONSULTING, SAN FRANCISCO, CA
NEIMAN MARCUS, DALLAS, TX
OAKMONT SENIOR LIVING / AEGIS, SANTA ROSA, CA
OPUS WEST CORPORATION, PLEASANTON, CA
ST. JOSEPH HEALTH SYSTEM / QUEEN OF THE VALLEY HOSPITAL, NAPA, CA
STONEBRAE GOLF CLUB, HAYWARD, CA
TMG PARTNERS, SAN FRANCISCO, CA
UCSF MEDICAL CENTER, SAN FRANCISCO, CA
ULLICO, WASHINGTON DC
WEIL, GOTSHAL & MANGES, LLP, REDWOOD SHORES, CA
WESTIN VERASA, NAPA, CA (CONTRACTED BY INTRAWEST PLACEMAKING, RENO, NV)

ART CONSULTANT, ANDREA SCHWARTZ GALLERY, SAN FRANCISCO, CA 1997-2004

- + INDEPENDENTLY SECURED AND MANAGED PUBLIC ART, ART PROCUREMENT, AND RENTAL PROJECTS
- + COMPLETED APPROXIMATELY 300 PROJECTS RANGING FROM INTERIOR ARTWORK FOR CORPORATIONS AND PRIVATE RESIDENCES TO LARGE-SCALE SITE-SPECIFIC PUBLIC ART COMMISSIONS
- + MANAGED BUDGETS FROM UNDER \$10,000 TO \$400,000
- + WORKED WITH PROPERTY OWNERS, FACILITIES DIRECTORS, PROJECT MANAGERS, CITY PLANNING DEPARTMENTS, ART COMMISSIONS, DESIGNERS, ENGINEERS, CONTRACTORS, AND ARCHITECTS
- + SAMPLE CLIENTS:
CITY OF MOUNTAIN VIEW, CA
COUSINS / MYERS LLC, ATLANTA, GA / SAN FRANCISCO, CA
EQUITY OFFICE PROPERTIES, SAN FRANCISCO, CA
FRUITVALE DEVELOPMENT CORPORATION, OAKLAND, CA
MCGRAW-HILL COMPANIES, SAN FRANCISCO, CA
MOZART DEVELOPMENT COMPANY, PALO ALTO, CA
SAN FRANCISCO ARTS COMMISSION / SFO INTERNATIONAL AIRPORT, SAN FRANCISCO, CA
SONY ELECTRONICS, SAN JOSE, CA
SUGEN, SOUTH SAN FRANCISCO

CHANDRA CERRITO, PAGE 3

- GALLERY MANAGER/ASSISTANT TO THE DIRECTOR, ANDREA SCHWARTZ GALLERY, 1991-92; 1994-97**
- + MANAGED THE GALLERY'S BUSINESS, INCLUDING ACCOUNTING, TAXES, ARTWORK REGISTRATION, RECEPTION, SOLICITING NEW ARTISTS, EXHIBITION INSTALLATIONS AND PRESS RELEASES
 - + ASSISTED IN ART CONSULTING PROJECTS, INCLUDING RESEARCH, ART PRESENTATIONS, CORRESPONDENCE WITH CLIENTS, SCHEDULING, OVERSEEING COMMISSIONED WORKS

MANAGER, STUDENT GALLERIES, CALIFORNIA COLLEGE OF ARTS AND CRAFTS, OAKLAND, CA 1992-94

SALES REPRESENTATIVE, SWANSON FINE ART, SAN FRANCISCO, CA 1991

INDEPENDENT CURATING

- DIRECTOR, *CHANDRA CERRITO CONTEMPORARY*, GALLERY, 480 23RD STREET, OAKLAND, CA
CURATOR, DAVID BROWER CENTER, BERKELEY, CA, 2010 - PRESENT
FOUNDER, *CONTEMPORARY QUARTERLY*, QUARTERLY ART JOURNAL AND ON-LINE EXHIBITION, CONTEMPORARYQUARTERLY.COM
JUROR, *VISUAL POETRY*, SAN JOAQUIN DELTA COLLEGE, STOCKTON, CA, OCTOBER 2012
JUROR, SONOMA STATE UNIVERSITY STUDENT EXHIBITION, ROHNERT PARK, CA, MARCH – APRIL 2012
CO-JUROR: ROB CEBALLOS
CURATOR, *ALTERED STATES*, DI ROSA GATEHOUSE GALLERY, NAPA, CA, OCT. 2009 – JAN. 2010
JUROR, *ALL ABOARD! THE TRAIN*, PETALUMA ARTS CENTER, PETALUMA, CA, JULY 2009
CO-JUROR: DEBRA LEHANE
CURATOR, *ROB KELLER: BE(E)ING*, SONOMA COUNTY MUSEUM, SANTA ROSA, CA, SEP. 2007 – JAN. 2008
CO-CURATOR, *3 X 3*, DI ROSA GATEHOUSE GALLERY, NAPA, CA, JULY – SEP. 2007
CURATOR, *FIRECRACKERS! ARTISTS TO WATCH*, ROSHAMBO WINERY + GALLERY, HEALDSBURG, CA, JULY-AUG. 2006
JUROR, *RISD SAN FRANCISCO BIENNIAL 2005*, GALLERY LUX, SAN FRANCISCO, OCT.-NOV. 2005
CO-JURORS: PHIL LINHARES (OAKLAND MUSEUM) AND JEN SONDERBY (SFMOMA)
CURATOR, *SUBANATOMY*, MUSEUM OF CONTEMPORARY ART, SANTA ROSA, CA, MAY-JULY 2005
CURATOR, *PROCESS*, DORSKY GALLERY/CURATORIAL PROGRAMS, LONG ISLAND CITY, NY, SEP.-NOV. 2004
JUROR, *PROCESS EXPOSED*, O'HANLON CENTER FOR THE ARTS, MILL VALLEY, CA, NOV.-DEC. 2004
CO-JURORS: DON FARNSWORTH, ERA FARNSWORTH AND LEWIS DESOTO
CURATOR, *TRACE*, MUSEUM OF CONTEMPORARY ART, SANTA ROSA, CA, FEB.-MAY 2004

FINE ARTIST

COMMISSIONS

- PERMANENT SCULPTURE INSTALLATION, PADRE PALOU COMMUNITY, SAN FRANCISCO, CA, 1999
WATER SCULPTURE COMMISSION, ROSSITER RESIDENCE, SARATOGA, CA, 1998
SCULPTURE COMMISSION, ADOBE SYSTEMS, SAN JOSE, CA, 1997
TEMPORARY PUBLIC ARTWORK, *WORD SCULPTURES*, SAN FRANCISCO ARTS COMMISSION, MARKET STREET ART IN TRANSIT PROGRAM, SAN FRANCISCO, CA, 1996

AFFILIATIONS

- AMERICANS FOR THE ARTS, PUBLIC ART NETWORK
ART + GARAGE DISTRICT COMMUNITY GROUP
DI ROSA AUCTION COMMITTEE
NAPA PUBLIC ART ADVISORY COMMITTEE
NORTHERN CALIFORNIA PUBLIC ART ADMINISTRATORS NETWORK
OAKLAND ART MURMUR
SAN FRANCISCO ART DEALERS ASSOCIATION, BOARD MEMBER

A. DEVELOPMENT TEAM & EXPERIENCE

4. RELEVANT EXPERIENCE

Include a statement of prior relevant development experience for each company in the development team. Relevant experience will be considered multi-family and mixed-use projects of similar size and magnitude in transit oriented locations preferably proximate to single-family or lower-density neighborhoods. Ideally, three to five similar projects would be presented.

DEVELOPMENT TEAM REPRESENTATIVE PROJECTS

Republic Family of Companies is the principal sponsor, developer, and manager of the Offeror team and will serve as its manager. The team will be led by Republic Metropolitan, a privately owned real estate investment, management, and development whose principals are responsible for real property

transactions totaling over 35 million square feet with a value in excess of \$5 billion.

EVIDENCE OF ABILITY TO FUND

The Republic team has a strong track record for success in providing the equity and securing debt necessary to support their projects. Please see below for sample of recent financings from the past 8 years.

Project	Type	Sources		
445 Twelfth Street, SW Portals II 2007	Mixed Use	AIG	\$211,800,000	\$211,800,000
25 Massachusetts Avenue, NW Republic Square 1 2011	Mixed Use	CIBC Blackstone	\$125,000,000 \$47,000,000	\$172,000,000
1201 Maryland Avenue - Portals III Parcel 47D LLC 2012	Mixed Use	US Bank Blackstone PREI	\$155,000,000 \$57,000,000 \$31,089,538	\$243,089,538
660 North Capitol Republic Square II 2014	Mixed Use	SunTrust Artemis Republic Affiliate	\$65,000,000 \$54,400,000 \$13,000,000	\$132,400,000
Total				\$759,289,538

REPRESENTATIVE PROJECTS

Following is a list of representative projects from our team.

FOR IMMEDIATE RELEASE

For additional information, please see www.RepublicFamilyofCompanies.com;

Washington, DC: Republic Starts Next Phase of Billion Dollar Portals Project

Washington, DC: Republic Properties Corporation, an affiliate of the Republic Family of Companies (www.RepublicFamilyOfCompanies.com), and its partners announce the commencement of construction of their \$220M Portals V Residential Building. \$170 Million of construction debt financing for the Building was provided by CapitalSource and Parse Capital.

The landmark Portals Residential Building will be the next to the last phase of the over \$1

Billion, 3 million square foot Portals project which already includes the Mandarin Oriental Hotel and three Class A office buildings. The new Portals Residential Building has special prominence because it is at a principal gateway location, where the 14th Street Bridge enters Washington, DC's Monumental Core and Downtown.

The Portals Residential building will provide 373 rental apartments ranging from 500 to 3,400 SF. The Building will rise 14 levels and offer a wide variety of sizes and types of units; many with balconies and terraces affording unparalleled views of the Jefferson Memorial, the U.S. Capitol and the Potomac River. This luxurious building is designed by Robert A.M. Stern Architects. The top four floors feature larger units with private elevator access from the Building's lobby. Dedicated parking is provided underneath the building.



A. DEVELOPMENT TEAM & EXPERIENCE

The Building will feature a sky terrace level with multiple glassed-in living and meeting rooms, and an Infinity edge pool overlooking the Jefferson Memorial, Tidal Basin National Parks, and beyond. There are fire pits, barbeque stations, and a variety of smaller and larger group indoor and outdoor seating areas. The rooftop sky deck level includes an 1,100-foot continuous walkway all around the building allowing for unparalleled views of the Gateway to the city for residents and their guests. Additional amenities include a large, fully equipped, state-of-the-art fitness facility, dog grooming rooms, interior lounges and meeting rooms, and an enclosed garden.

The Building is designed by Robert A.M. Stern Architects. WDG Architecture is the architect-of-record, responsible for the apartment plans and leadership of the multidisciplinary design team. The Building will be constructed by

Balfour Beatty Construction. CBRE's Capital Markets Group was integrally involved in the financial structuring.

"We are pleased to provide financing for this project given its irreplaceable location, and Republic's track record for delivering superior product," said Charles Laing, Managing Director at Parse. "We look forward to working with them, again, on future transactions."

Parse Capital is a leading provider of financing solutions to multifamily developers / operators for the development, recapitalization and acquisition of multifamily assets throughout the United States. Parse offers a range of creative financial structures, including stretch senior, mezzanine debt, preferred equity and joint venture equity. For additional information, please visit Parse's website at www.parsecap.com.



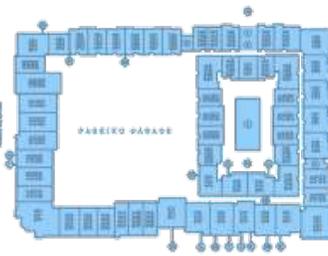
Republic Properties Corporation is part of the Republic Family of Companies which is a full service real estate development and management firm with offices on both the East and West Coasts of the United States. The Republic Family of Companies has over

\$5B of projects on a national basis and currently over \$1B of active project under construction and development in these market areas including residential, hotel, office, institutional uses and retail components.



A. DEVELOPMENT TEAM & EXPERIENCE

Apartment Projects
 June 7, 2017
 Page 1



Submarket Information:

This vibrant submarket is located along West San Carlos Street Neighborhood Business District and is between Santana Row and downtown has been identified by the City for future development intensification. The neighborhoods surrounding the Business District are some of the oldest and most prominent in San Jose including.

Project: Meridian at Midtown
 1432 W. San Carlos, San Jose CA

Product Type: 218 Wood Frame Apartments
 +14,244 SF Mixed-Use Retail

Project Costs: \$74.9 Million
Financing: \$70.1 Million Senior Loan

Appraised Value: \$108.0 Million

Start of Construction: December 2012
Delivery: November 2014
Stabilized: October 2015 (96% leased)

Property Information:

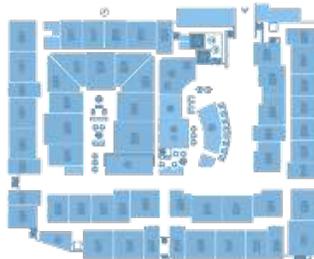
- Type III & V wrap construction
- Retail Features Starbucks, Chase Bank, Subway, Action Urgent Care & Breakfast Club Restaurant
- Pool
- Virtual Fitness, Weights & Cardio equipment
- Bike kitchen, bike share program
- Community kitchen and dining room
- Acre park – Pet area, Tot lot
- 454 parking stalls which includes 19 guest spaces and 71 retail spaces

Interiors designed as vintage urban with furniture as well as colors to resemble a mid-century look and feel with a mix of modern material and new shapes for established design.





MARQUIS



Submarket Information:

This neighborhood is considered to be in the revitalization stage of its life cycle. The area has great access to three freeways is also less than one mile away from one of last three remaining historical Japantown in the United States.

Property Information:

- Type V construction over podium
- Social room, reading room, game room
- Community kitchen
- Bocce ball court & seating
- Four outdoor BBQ
- Outdoor Fireplace & Dining Area
- Outdoor pet washing station
- Pool and Spa
- Cardio & Weight equipment
- Bike kitchen, bike parking

The property will have a contemporary comfort style. This type of refined elegance will be represented by a linear gas fire place feature in the leasing lobby. Common space colors will be deeper and the furniture selection will be more traditional setting an inviting ambiance. The sheer amount of amenities creates a resort living atmosphere.

Project: **Marquis**
 817 N. 10th Street, San Jose CA

Product Type: 166 Wood Frame Apartments

Project Costs: \$49.0 Million
 Financing: \$32.3 Million Construction Loan
 \$8.5 Million Preferred Equity

Approximate Value: \$82.0 Million

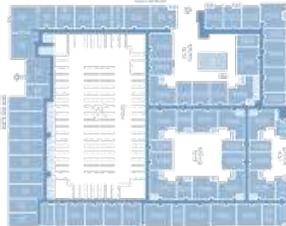
Start of Construction: August 2013
 Delivery: June 2015
 Expected Stabilized: January 2016 (66% leased)



A. DEVELOPMENT TEAM & EXPERIENCE

Apartment Projects
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REPUBLIC
FAMILY OF COMPANIES



Sub-market Information:

The neighborhood can be characterized as mixed with industrial and residential properties being gentrified into residential communities. What makes Linq particularly distinctive is its proximity to the new Berryessa BART station which plans to begin service as early as 2017.

Property Information:

- Retail will likely feature coffee shop, restaurant and quick service tenant
- Pool & Spa
- Lounge, Game Room
- Cardio & Weights Exercise Equipment
- Roof Terrace

When completed the project will feature 230 apartment units consisting of 41 studio, 108 one bedroom and 81 two bedroom units. The ground floor along King Road will feature 11,650 SF of retail which will include restaurant space. Directly adjacent to the property will be a future one acre park that will be dedicated in commencement with the project.

Project: **LINQ Apartments**
1700 Newbury Park Dr, San Jose CA

Product Type: 230 Wood Frame Apartments
+11,650 SF Retail

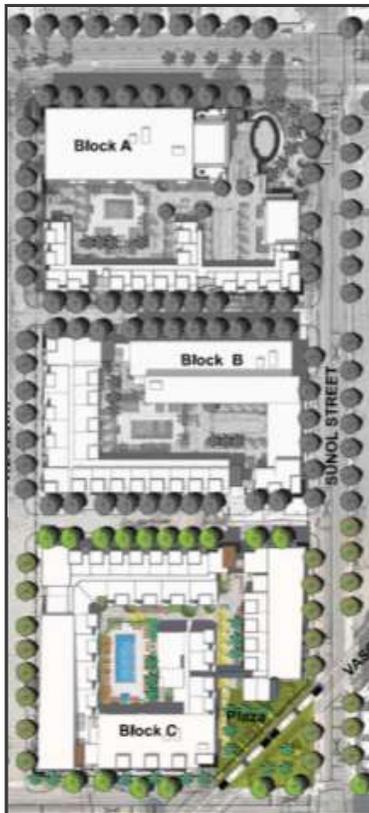
Project Costs: \$70.2 Million
Financing: \$45.5 Million Construction Loan
\$12.6 Million Preferred Equity

Start of Construction: August 2014
First Unit Delivery: April 2016
Stabilization: January 2017



Planned 2015 – 2016:

Project:	The Ohlone - Block C	
Product Type:	268 Wood Frame apartments + 2,500 SF Retail	
Project Costs:	\$98.5 Million	
Financing:	Republic/JV/Pref/Mezz:	\$34.4 Million
	Debt:	\$64.1 Million
Acquisition:	January 2008	
Start of Construction:	April 2016	
Delivery:	April 2018	



Sub-market Information: The Midtown market represents a neighborhood which is both ready for development both politically and practically. Previously, light industrial uses were located between downtown San Jose and lower density single family neighborhoods to the west. These outdated land uses have left large parcels which are located along arterial roads to downtown offices. This area is served both by bus lines and the VTA light rail making it ideal for urban living as evidenced by the momentum of industrial conversion which only continues to accelerate. The long term value in this location is both the proximity and access to large employers in downtown San Jose mixed with the Midtown amenities of both nightlife and dining. Meridian at Midtown is located in this neighborhood.

Property Information:

- Three development parcels on 8.27 acres
- First Phase (Block C) 268 Units
 - 52 Studio / 122 one bedrooms / 94 two bedrooms
- Type V wood frame wrap over podium
- Weight & Cardio equipment
- Lounge, game room
- Diagonally adjacent to 4 acre park

A. DEVELOPMENT TEAM & EXPERIENCE

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REPUBLIC
FAMILY OF COMPANIES

Planned 2015 – 2016:

Project: **Millbrae BART Station (Millbrae, CA)**
Product Type: Mixed Use Master Plan Site
Project Costs: \$278.0 million
Financing: Republic/JV/Pref/Mezz: \$99.7 Million
Construction Debt: \$178.3 Million
Start of Construction: April 2016
Delivery: April 2018
Investment Notes: Ground Lease from BART transit agency



Deal Structure: The transit authority BART owns the property and has exclusively selected Republic to plan, entitle, finance and build the entire project.

Submarket Information: This neighborhood is characterized by transportation, located near freeway access to Hwy 101 and in proximity to BART, Caltrain and the San Francisco Airport. The average weekday ridership at the Millbrae stations totals 9,077 combining BART's 5,822 and Caltrain's 3,255 weekday riders. The City of Millbrae has a population of over 21,000 residences across 3.26 square miles. Future residents, employees and guests will be within a 15-minute commute to the Mission District in San Francisco, an 18-minute ride to tech offices in SOMA or a Giants game at AT&T Park, a 10-minute connection to SFO, or a 20-minute ride to downtown Palo Alto. The San Francisco Peninsula is one of the most vibrant commercial locations in the country, home to the established global centers for technology, cloud-based software, biotechnology, and venture capital. The region is also at the epicenter for clean technology companies, including the solar industry and the emerging electric vehicle and automobile research industries. These industries are the growth sectors of today as well as the future, and they will continue to expand payrolls and footprints as they innovate, disrupt, and control global markets.

Property Information: The site totals 9.6 acres and is made up of four different parcels located at the largest transit station in the Bay Area. The 7-story project will include 321 apartment units and 15,250 square feet of retail space. Also to be developed at the site are three other components - a 150,800 square foot office building which will include 22,100 square feet of retail, a stand-alone 9,050 square foot retail project, and a 110-room hotel which will also feature a 4,250 square foot restaurant. The 50,650 square feet of retail from all components as well as the apartments and office entries will open onto Garden Lane, envisioned as a vibrant, pedestrian-only paseo with an exciting array of boutiques, restaurants, café's, and plenty of outdoor dining. Completed, Gateway at Millbrae Station will be a one-of-a-kind transit community offering a multitude of amenities that cater to commuters, employees, shoppers, travelers, and consumers of all sorts.

Apartment: 321 Units

Young professionals, business executives and retirees are the properties target market. The walkable neighborhood mixed with a convenient commute create an ideal apartment use. Millbrae represents a midpoint between San Francisco and the South Bay where technology firms are driving jobs and the economy.

Type	Units Count
Studio	115
1/1	113
2/2	93

Office: 150,000 SF

This site is a prime location for a Class A office due to access to transportation. The site will feature views of the Bay and airport in a supply constrained market. This building would be ideal for a large single user.

Retail: 43,000 SF

Serving office users, hotel travelers, residential tenants and rail riders the retail will have a consistent volume of foot travel. A feature restaurant, bakery cafe, health club and bank are some of the larger uses planned.

Hotel: 110 Rooms

In combination with increased SFO traffic as a lack of extended stay hotels creates a need for new hotel product. This location offers travelers both easy access to San Francisco as well as the airport.



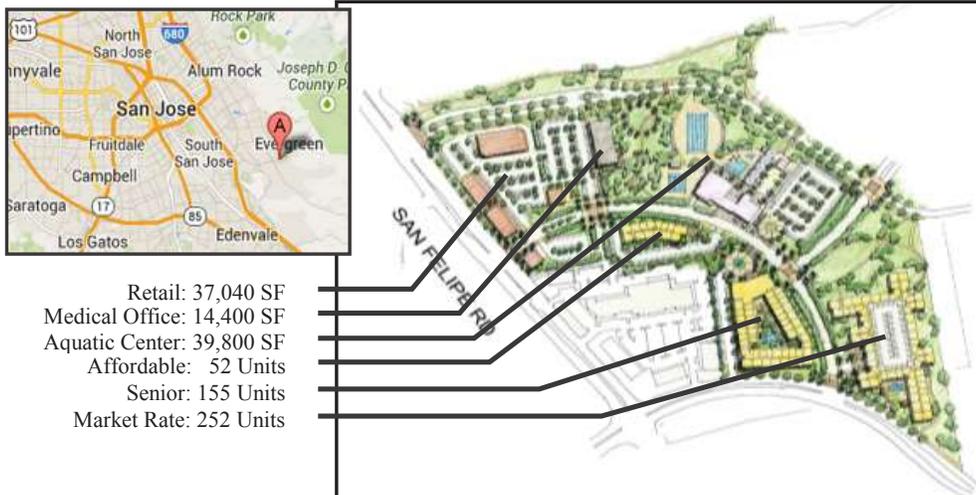
A. DEVELOPMENT TEAM & EXPERIENCE

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REPUBLIC
FAMILY OF COMPANIES

Planned 2015 – 2017:

Project: Evergreen Valley College (Evergreen San Jose)
Product Type: Mixed Use Master Plan Site
Project Costs: \$250 million
Financing: Republic/JV/Pref/Mezz: \$88 Million
Debt: \$162 Million
Start of Construction: January 2017
Delivery: June 2018
Investment Notes: Republic was selected as the developer of choice in April of 2015 after a competitive bidding process, and has been working on our planning for more than two years. The property is owned by Evergreen Valley Community College District and will be ground leased to Republic for development.

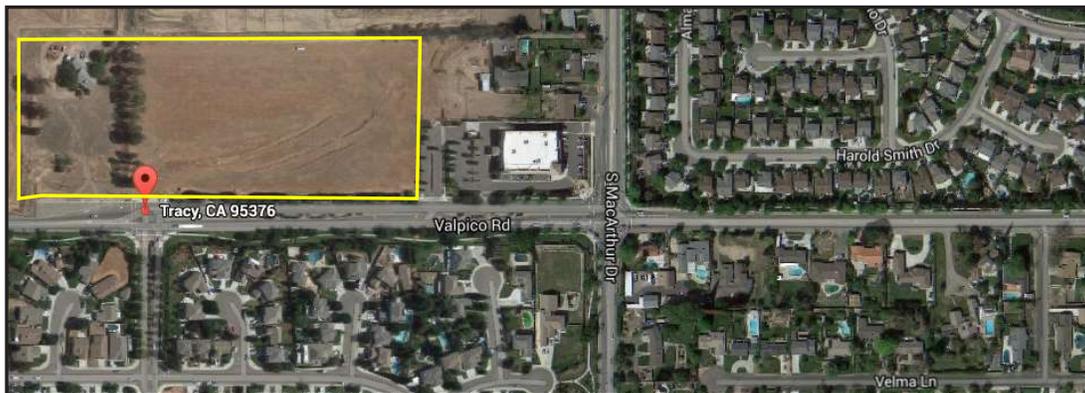


Submarket Information: Evergreen San Jose is characterized by limited and high priced for sale housing. The apartment stock in this market is overwhelmingly 1990-vintage. There is also a lack of amenities in this area which include both retail and fitness offerings.

Property Information: The 29 acre site is currently vacant with the exception of two buildings where the future retail and office properties are planned. Directly adjacent to the property is the Evergreen Valley Community college which has over 8,000 students. The land uses are designed to serve both the community as well as the college by offering restaurants as well as traditional retail. The office space will be located on the second floor of the largest retail building and will be positioned for medical users such as outpatient and dental clinics. There is strong demand for a community aquatics and fitness center which will also be supported by college teams and exercise programs. The market rate housing includes 52 units of affordable housing. The apartment building will be wood frame construction on top of a concrete parking podium. Evergreen is also a proven market for senior housing as baby boomers are moving from the single family housing in the area to facilities that have senior specific services. Charter schools as well as trade schools in the area are aggressively pursuing sites which this location is an excellent fit. Collectively this project will represent an outstanding investment in a college and community serving mixed use project that would have opportunistic cash flows.

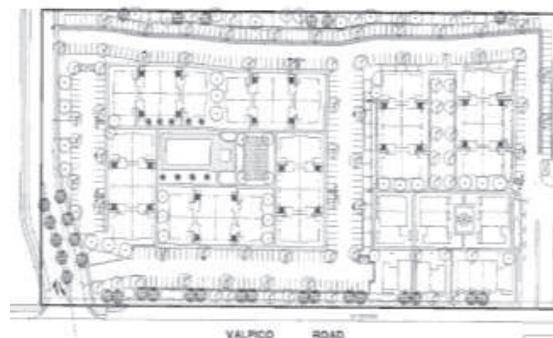
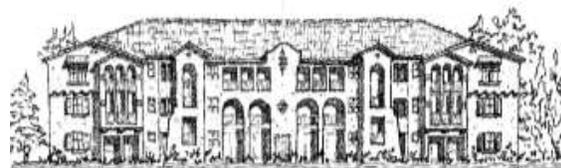
Planned 2015 – 2016:

Project: **Valpico Apartments**
Product Type: 252 Wood Frame Apartments
Project Costs: \$67.4 Million
Proposed Financing: Republic/JV/Pref/Mezz: \$23.6 Million
Debt: \$43.6 Million
Start of Construction: April 2016
Delivery: December 2017
Investment Notes: Currently seeking a Preferred Equity or a Mezzanine Partner 14 Million to supplement sponsor equity for the project. The project expects to close on financing in December 2015.



Sub-market Information: Tracy has experienced a growth spurt as people migrate to the city looking for an affordable alternative to Bay Area home prices and to have a more tranquil lifestyle. A steady period of growth ensued, as many companies found Tracy an ideal location for their distribution facilities. The city today is home to several of these distribution facilities such as Amazon, Pepsi Co, and a US Defense Distribution Depot. Tracy is setting its sights on newer industries, including expansion of hi-tech companies from their existing Silicon Valley bases.

Property Information: The proposed development is comprised of 252 multi-family units, consisting of one and two bedroom apartments and townhomes. There will be a 1.49 parking ratio for the residential units. Amenities include:



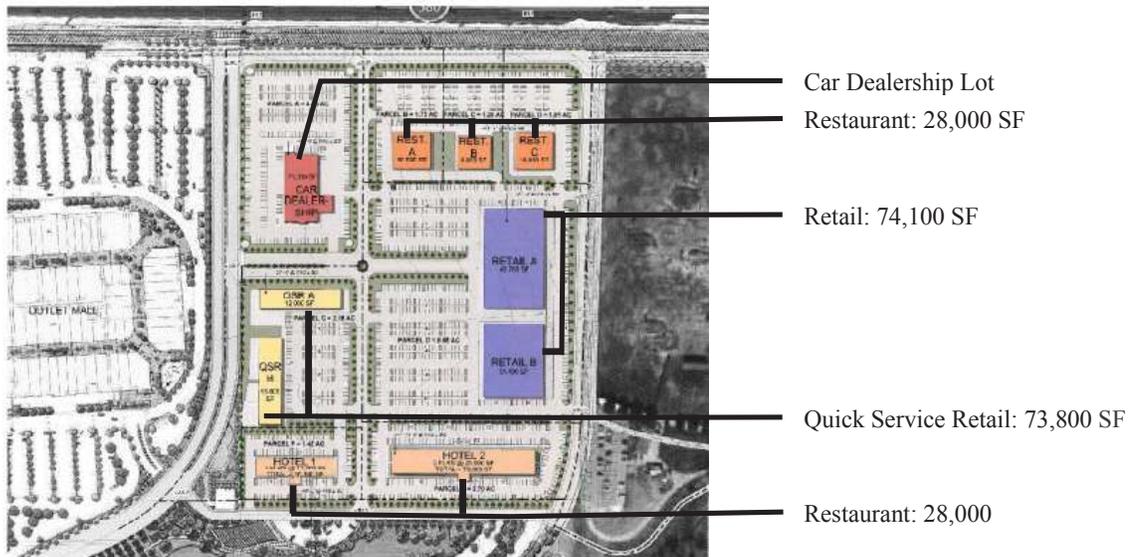
A. DEVELOPMENT TEAM & EXPERIENCE

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REPUBLIC
FAMILY OF COMPANIES

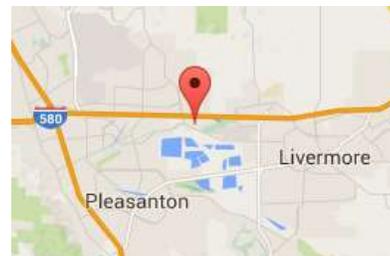
Planned 2015 – 2016:

Project: **Livermore Crosswinds**
 Product Type: 136,900 SF of Retail
 Project Costs: \$45.7M
 Proposed Financing: Republic/JV/Pref/Mezz: \$16.0 Million
 Construction Debt: \$29.7 Million
 Start of Construction: June 2016
 Delivery: December 2017
 Investment Notes: Currently seeking a Preferred Equity or a Mezzanine Partner



Sub-market Information: The Crosswinds property is located adjacent to the Livermore Outlets which consists of 543,000 SF with a tenant mix including Saks Fifth Avenue (Off 5th), Last Call by Neiman Marcus and Bloomingdales (The Outlet). The Phase II of the Livermore Outlets will increase the retail footprint by an additional 192,000 SF. The Shops at Livermore is approximately one block away and is planning to bring 125,000 SF of junior anchor and shop space to the area. Located west of the Livermore Outlets is Staples ranch, which includes a planned 41 acre auto mall including Carmax as well as Stoneridge Creek retirement community, a 46 acre, 755 unit community. Directly across from I-580 is Fallon Gateway anchored by Target, B.J.'s and Dick's Sporting Goods.

Property Information: The 22.1 acre site of unimproved land fronts a major highway I-580 within the El Charro Specific Plan. When completed the project will feature 19,800 SF of Quick Service Retail, 28,000 SF of restaurants and 74,100 SF of big box retail. The business plan also includes ground leasing two hotel pads and a car dealership lot.



MERCY HOUSING

RELEVANT PROJECT EXPERIENCE

The table below showcases completed developments that reflect MHC's ability to develop high quality, attractive affordable housing of similar scale and type to that

proposed. Detailed profiles of these developments, including photographs, are included.

Development Name	City	Population	Year Completed	Units	Density (Units/Acre)
Coastside Senior Housing	Half Moon Bay	Senior	2014	40	29
1100 Ocean Avenue Apartments	San Francisco	Family/TAY	2015	71	118
1180 Fourth Street	San Francisco	Family/Homeless	2014	150	110
Edith Witt Senior Community	San Francisco	Senior/Homeless	2010	107	365
Vera Haile Senior Housing	San Francisco	Senior/Homeless	2014	90	277
Mission Creek Senior Housing	San Francisco	Senior/Homeless	2006	140	140
55 and 95 Laguna	San Francisco	Senior/Homeless	2016 and 2018	119	60 and 240
The Arbor at Hesperian	San Lorenzo	Senior	2016	77	56
Mather Veterans Village Phase 1	Rancho Cordova	Homeless Veterans	2014	50	45
El Monte Veterans Village	El Monte	Homeless Veterans	2014	40	60

A. DEVELOPMENT TEAM & EXPERIENCE

FINANCIAL EXPERIENCE AND CAPACITY

Affordable housing funding sources, including the well-known low income affordable housing tax credit (“LIHTC”), are highly competitive. As one of the largest nonprofit developers of affordable housing in California, with an exceptionally strong national organizational and financial standing, MHC is consistently successful in competition for sources of affordable housing financing, including over 100 LIHTC awards, and also because of its record and relationships is able to leverage the most advantageous terms from lenders and investors. Either the 4% or 9% LIHTC would be the basis for project financing for the proposed development, and the LIHTC equity would be combined with other competitive or “soft” funding sources, as well with conventional debt. MHC uses conventional debt for most of its developments and has strong relationships in the lending community. Construction and permanent lenders on MHC developments have included: Bank of America; Wells Fargo; Union Bank; US Bank; Citibank, Silicon Valley Bank; California Bank and Trust, and Bank of the West.

Three well-funded sources of soft debt are currently available through the California Department of Housing and Community Development, particularly, the Multifamily Housing Program (“MHP”), the Veterans Housing and Homelessness Prevention



1180 4th St. in San Francisco was partially funded by HCD's Transit Oriented Development Program

(“VHHP”), and the Affordable Housing and Sustainable Communities (“AHSC”) program. MHC has significant experience with all of these programs. State funding has made a rebound from the impact of the Great Recession, and much of this funding is targeted specifically towards special needs populations, which are often homeless or at-risk of homelessness. Integrating special needs populations into more conventional communities ensures greater competitiveness for funding sources, serves the neediest people, and creates vibrant mixed income communities. Deciding whether MHP, VHHP, AHSC and/or other funding sources are the best fit for the project depends on the availability of funds at the time of application, among other factors. MHC would work closely with the development team, with the City, and with the local community to craft a development plan that serves the needs of the local community while also maintaining financial feasibility.

In terms of financial strength, MHC has a strong financial position and is backed by the full strength and credit of MHI, which was recognized by Affordable Housing Finance Magazine in 2015 as the 5th largest affordable housing owner in the country and the 2nd largest nonprofit owner. As of January 1, 2016, MHI had, on a consolidated basis, total assets in excess of \$2.2 billion, cash and cash equivalents of \$37.8 million and unrestricted net assets-controlling of \$32.3 million.

BUDGET AND SCHEDULE FOCUS

Since its beginnings, Mercy Housing has effectively and thoughtfully balanced the design of high quality affordable housing within the constraints of scarce and precious financial resources. MHC has completed over 100 low income housing tax credit developments statewide; by virtue of its competitive application process, the tax credit system imposes strict discipline with respect to hitting budgets and schedules. Delays in construction start can result in the loss of tax credit equity, budget “busts” result in the loss of developer fees, and the reoccurrence of either scenario creates difficulty in securing additional funding awards. MHC’s track record of development is, in and of itself, a testament to its ability to deliver projects on budget and on schedule in different economics climates and stages in the real estate cycle.

COMMUNITY ENGAGEMENT APPROACH

A deep commitment to thoughtful community outreach is one of the organizational characteristics that truly distinguishes Mercy Housing California. Virtually every one of MHC’s developments, including our own property rehabs, require thoughtful engagement with stakeholders, be they residents, neighbors, community organizations or businesses. Our full team community engagement approach is described in section C 6.

DESIGN AWARDS

Excellence in design will be important to the local neighborhood, City, and current and future residents. MHC has compiled an impressive list of design and leadership awards in its history. More than 60 awards and recognitions have been earned from a



Mission Creek Senior Community in San Francisco

A. DEVELOPMENT TEAM & EXPERIENCE

variety of state, local and national sources. In 2015, the 7th & H Apartments in Sacramento received the Project of the Year award from the Urban Land Institute. 7th & H also won the Sacramento Business Journal's Best Real Estate Project and has received other design and green development awards. In 2015, two of MHC's communities were recognized as winners in Affordable Housing Finance Magazine's Reader's Choice Awards: Caroline Severance Manor (Los Angeles, Best Family Project) and Coastside Senior Apartments (Best Senior Project). Most recently, in 2016 1100 Ocean Avenue Apartments won the Readers Choice Award for Best Urban Project. Bayview Hill Gardens, completed in San Francisco in 2013, won the Gold Nugget Design Award and the San Francisco Business times Deal of the Year Award. In 2010, 10th & Mission Family Housing, a 136-unit high rise in San Francisco, won Affordable Housing Finance magazine's Readers' Choice Award for Best Urban Project and Best Overall Project. In 2009, MHC's St. Vincent's Gardens development in Santa Barbara -- a two-phase master plan with family housing in phase 1 and senior housing in phase 2 -- was chosen as one of six national finalists for the prestigious Turner Prize for Innovation and Leadership in Affordable Housing, as well as for Affordable Housing Finance's Readers' Choice Award for Best Master Planned/Mixed Use Project. MHC received considerable

press and design coverage, and 14 awards for Mission Creek in San Francisco, a 140-unit mixed use/senior community, which included the development of San Francisco's newest public library branch.

RESIDENT SERVICES

Providing resident services to support, enrich, and improve the quality of life for its residents is at the core of Mercy Housing's mission. Resident Services Programs are offered at approximately 90% of MHC's properties, and MHC currently provides services to over 3,000 senior residents. A resident services coordinator ("RSC") is generally located onsite, and Resident Services Programs focus on our key areas: Education, Economic Development, Health/Wellness, and Community and Civic Involvement:

- Education – Focuses on developing the academic and life skills of both children and adults through parenting and life skill classes, connections to ESL, GED, college or technical school educational opportunities, access to computer technology and training, and after-school programs for children and youth
- Health and wellness – Ensures the health and well-being of residents by connecting them to health resources in their communities

- Community – Empowers residents to work for positive change in their apartment community, their neighborhood, and the larger community. The program includes voter registration and education, leadership coaching and volunteer and leadership opportunities for both youth and adult residents
- Economic development – Helps residents take charge of their financial futures through financial education, realize the full extent of tax and benefit assistance for which they are eligible and, when possible, prepare for the responsibilities of homeownership



When special needs populations are involved, a deeper, more specialized level of supportive services is generally necessary, in which case MHC partners with 3rd party service providers. In 2014, Mercy Housing initiated a nationwide Healthcare and Housing Initiative that focuses on policy, programs and evaluation of the inextricable linkage between healthcare

and housing. Mercy Housing has rolled out the initiative across its nationwide portfolio, expanding resident services through third party partnerships specifically targeted to serving some of the highest users of the healthcare system. MHC recently acquired several hundred units of senior housing with high services needs in San Francisco as part of the HUD's RAD program. At these six properties, MHC provides primary service coordination but in addition has partnered with the Institute on Aging ("IOA") to provide enhanced services. As a leader in providing services to the community, IOA brings its expertise in delivering services that help older adults and individuals with disabilities maintain their vitality, independence and involvement in the community.

Housing alone does not lift people out of poverty. By combining affordable housing with service-enriched programs, Mercy Housing provides residents with the leverage and support they need to attain economic stability and pursue personal goals. We believe that supportive programs improve the economic status of residents, transform neighborhoods, and stabilize lives.

GREEN DESIGN

Green building and maintaining an environmentally conscious approach to

A. DEVELOPMENT TEAM & EXPERIENCE



development is a fundamental part of MHC's mission. As a long term owner in and contributor to California's cities, MHC believes that affordable housing can drive innovation and lead to healthier, more sustainable communities. Mercy Housing's first holistically green project was designed in 2001, and would have approximately achieved LEED Silver, but it was built before there were rating systems for residential green building. Since, Mercy Housing has steadily increased its use of green building methods and for several years has been building all projects to either LEED, Green Point Rated, or Green Communities standards, which Mercy Housing has found it can attain without increased development costs.

The green buildings Mercy Housing develops not only mitigate the environmental impact of development, they provide a higher quality, safer, healthier mode of living for residents, as well as providing a source of community pride. Mercy Housing construction standards include sustainable strategies, such as onsite

stormwater retention and graywater use for irrigation; native, drought-tolerant plantings; composting and community gardens; low flow fixtures and irrigation; low VOC finishes and indoor air quality management; use of recycled and recyclable materials; and energy efficiency at least 15% better than Title 24 requirements. More capital intensive items like photovoltaic panels and solar hot water preheating systems are evaluated on a case by case basis. MHC has found that the combination of the low income housing tax credit, federal "investment" tax credits, and now the ability to adjust utility allowances can come close to paying for the cost of these renewable energy systems. Mercy Housing has installed well over 20 photovoltaic and solar hot water systems. MHC envisions that most, and likely all, of these features could be incorporated into the proposed community.

PROPERTY MANAGEMENT

In Mercy Housing California, the City will find a long term partner...one that is committed to the success of our residents and neighborhood stakeholders. In Mercy Housing Management Group ("MHMG") the City will find a property management organization that is committed to enhancing the quality and value of the Mercy Housing portfolio through sound operating discipline. Since the time of its

establishment in 1983, MHMG has provided a type of service that has become a national model of effective management for resident-focused, affordable housing programs.

MHC fundamentally believes that its affordable housing developments are a long term investment in the community. MHC is committed both to effective management and to ensuring that residents have access to the services they need in order to foster personal growth and increased independence and self-sufficiency. To that end MHC works very closely with MHMG during all stages of development to ensure a high quality, viable and sustainable development. MHMG provides sound property operation and coordinates a wide variety of supportive services and community enrichments for all of its over 15,000 units (which have a 95% rent collection rate by month's end)—and does so with the perspective of an owner and not a third party, unaffiliated management company. MHMG property management personnel ensure that the property itself is well managed and maintained – a place where residents can take pride in their homes and communities. MHMG strives to ensure that every property is:

- well-managed and properly maintained to provide decent, safe and sanitary living conditions for its residents;
- a permanent, affordable housing resource in the community;



1100 Ocean Ave. Apartments in San Francisco

- a pleasant and secure living environment for its residents and the surrounding neighborhood;
- a catalyst for positive relationships among the residents, management staff and surrounding communities;
- and a financially stable enterprise that successfully operates within its budget so that all expenses, debt service and reserve payments are covered by operating income.

STAFFING

MHC has development offices in San Francisco (headquarters), Sacramento, and Los Angeles. Between MHC's three offices, Mercy Housing has developments in 36 counties ranging from San Diego to Shasta. The following is a breakdown of the staff solely devoted to development:

A. DEVELOPMENT TEAM & EXPERIENCE

- 12 Housing Developers (project managers)
- 6 Project Assistants
- 3 Regional Directors of Development
- 1 Vice President of Real Estate Development
- 1 Vice President of Community Planning
- 1 Commercial Developer (commercial development expertise on mixed-use projects)
- 3 Relocation Specialists

MHC devotes significant time from senior management to troubleshoot and provide support to Housing Developers. Both the Director of Development and the Vice President of Real Estate work closely with Housing Developers during all stages of development. Barbara Gualco, Regional Director and Vice President, will act as MHC's primary principal for the proposed development, and Michael Kaplan, Housing Developer, will be the project manager and daily point of contact.



Unity Plaza at 1100 Ocean Avenue mixed-use affordable family development

PROJECT PROFILE



Developer Name: Mercy Housing California

Project Name and Address	Coastside Senior Housing 925 Main St. Half Moon Bay, California 94019
	Coastside Senior Housing is an integral part of the Half Moon Bay Senior Campus, a 10 acre master planned development within walking distance of the historic downtown, which includes clusters of residential buildings, outdoor landscaped space, and service amenities tailored to the aging population. Coastside is a unique collaboration between Mercy Housing California (“MHC”), the Lesley Foundation, Coastside Adult Day Health Center, and Senior Coastiders, four organizations dedicated to providing housing and services that allow seniors to age-in-place and avoid early institutionalization. Coastside includes 40 units for seniors with maximum incomes from 30%-60% of the Area Median Income, while project based Section 8 ensures residents pay no more than 30% of income towards rent. Coastside includes onsite resident services, a 7,000 sf adult day health center, and an 8,300 sf senior center on the ground floor with housing above. The development is a model for providing enhanced services to seniors by co-locating senior housing with senior community services. Coastside won the prestigious Reader’s Choice Award from Affordable Housing Finance Magazine for Best Senior Project, nationwide.
Developer Role	Managing General Partner/Co-Sponsor
Current Project Status	Completed
Total Number of Residential Units and Density	40 units, 28.8 dwelling units per acre
Unit Mix	39 one-bedrooms; 1 two-bedroom manager unit
Total Residential Square Footage	30,173 SF
Population Served	Seniors at or below 30%-60% of AMI
Green Building Features	LEED Platinum Solar Hot water and Photovoltaics Part of the Half Moon Bay Senior Campus that was awarded the U.S. E.P.A.’s “Building Healthy Community for Active Aging Commitment Award,” in 2010.
Construction Type	Wood framed Type V over Type I podium; new construction
Construction Completion Date	January 2014
Total Development Cost	\$14,677,000

Coastside Senior Housing
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A. DEVELOPMENT TEAM & EXPERIENCE

<p>Project Team</p>	<p>The Lesley Foundation (Co-GP) Coastside Adult Day Health Center, non-residential tenant Senior Coastsiders, non-residential tenant Zimmerman Architects Mercy Housing Management Group</p>
<p>Financing Sources</p> 	<p>9% Low Income Tax Credit Equity Investor: Bank of America Merrill Lynch</p> <p>HOME and CDBG County of San Mateo</p> <p>Affordable Housing Program Federal Home Loan Bank of San Francisco</p> <p>Construction Loan and Permanent Amortizing Loans Bank of America Merrill Lynch Project-based Section 8</p>
<p>Public Agency Reference</p>	<p>Janet Stone Housing Policy & Development Manager County of San Mateo - Department of Housing 264 Harbor Blvd., Bldg. A Belmont, CA 94002 (650) 802-3396 Email: jstone@smchousing.org</p>

PROJECT PROFILE



Developer Name: Mercy Housing California

Project Name and Address	1100 Ocean Avenue Apartments 1100 Ocean Avenue, San Francisco, Cal. 94112
 	<p>MHC and Bernal Heights Neighborhood Center (BHNC) co-developed 1100 Ocean Avenue Apartments, a 71 unit family development in the transit rich Ingleside neighborhood and adjacent to City College of San Francisco. The site was formerly a MUNI bus turnaround commonly referred to as the Phelan Loop and owned by the San Francisco Municipal Transportation Agency. A cooperation between several City agencies and private institutions was therefore required in order to turn this surplus MTA land into an affordable housing parcel.</p> <p>25 units are set aside for transition-age youth (TAY), and the remainder of the units are affordable to families earning up to 50% of local area median income (AMI). 1100 Ocean is an attractive, 5 story building, 4 stories of wood framed construction over a single story concrete podium, with stacked flats organized around a central podium-level courtyard. The development faces the new Unity Pedestrian Plaza, which is intended to serve as a grand entrance to the City College and also as a “front porch” for the housing development, encouraging TAY residents to rub shoulders with the City College student community. 1100 Ocean features 6,259 sf of ground floor retail; a community room for after school programs and other activities; a TAY multi-purpose room; offices for on-site services; an exercise room; and approximately 9,100 sf of open space. With 138 points on the Green Point Rated scale (approximately equivalent to LEED Gold), 1100 Ocean features exceptional green design and construction methods. 1100 Ocean won Affordable Housing Finance Magazine’s 2016 Readers Choice Award for Best Urban Project.</p>
Developer Role	Sponsor/Managing General Partner
Current Project Status	Complete
Total Number of Residential Units and Density	71 units; 118 units per acre
Unit Mix	18 studios, 18 one-bedroom, 21 two-bedroom and 14 three-bedroom units
Total Residential Square Footage	76,530 sf
Total Square Footage of Commercial Area and Uses	6,259 sf of Retail. Tenants include Philz Coffee, Poki-Hub, Pakwan Restaurant
Population Served	Families at or below 50% AMI; Extremely Low Income Transitional Aged Youth
Green Building Features	138 Green Point Rating; 43% more energy efficient than Title 24 requirements; solar hot water; high efficiency irrigation systems; reduced light pollution; water efficient fixtures; hydronic heating; low VOC paints; energy star appliances; stormwater control; 25% of construction waste diverted from landfill.
Construction Type	New Construction - 4 stories of Type V wood frame construction over Type IA concrete podium

1100 Ocean Avenue Apartments
 Page 1 of 2

A. DEVELOPMENT TEAM & EXPERIENCE

PROJECT PROFILE



Developer Name: Mercy Housing California

Construction Completion Date	February 2015
Total Development Cost	\$31.2 Million
Innovative Construction and Design Elements	The site's odd rhomboidal shape was a challenge and also proved to be an opportunity. It required creative space planning to accommodate all the unit types and resulted in interesting 3-bedroom units at the corners. The site's unusual shape resulted in some long, skinny units with direct, natural daylight coming mostly from one end. Providing outdoor, weather-protected, open air circulation and indirect interior up-lighting at the darker short end of these units, made these apartments lighter and brighter. In the end, the odd site shape also fostered a lively and sculptural exterior. A true transit oriented development, 1100 Ocean has only 5 parking stalls, one of which is reserved for a car-sharing program such as City Car Share or Zipcar, and the community has parking for 36 bikes. The development team was able to accomplish a relatively low City funding contribution through a creative financing strategy and embracing cost saving design measures, such as minimizing parking.
Development Team	Bernal Heights Neighborhood Center (Co-GP) First Place for Youth (Service Provider) Mercy Housing Management Group Herman Coliver Locus Architecture
Financing Sources	 <p>San Francisco Mayor's Office of Housing and Community Development (Predevelopment Loan, Construction/Perm Loan, Local Operating Subsidy)</p> <p>4% Low Income Housing Tax Credit (Bank of America)</p> <p>Tax Exempt Bond Construction Loan (Bank of America)</p> <p>Affordable Housing Program (AHP) of the Federal Home Loan Bank</p> <p>Multifamily Housing Program (construction/perm loan) of The California Department of Housing and Community Development</p> <p>Mental Health Services Act (construction/perm loan; operating subsidy) of the California Housing Finance Agency</p>
Public Agency Reference	Olson Lee, MOHCD Director 1 South Van Ness, 5th Fl. San Francisco, CA 94103 415-701-5509

PROJECT PROFILE

Developer Name: Mercy Housing California

Project Name and Address	1180 Fourth Street San Francisco, California
	<p>Mercy Housing California recently completed construction on 1180 4th Street, an affordable mixed use community in the Mission Bay South Redevelopment Area of San Francisco. The irregularly shaped 1.49 acre parcel is bordered by Channel Street on the northwest, Fourth Street on the east, and the future Longbridge Street on the southeast. The development includes 1, 2 and 3 bedroom units for families; residential common areas including a large community room and smaller lounges; 2 designated family day care units; and several open spaces for recreation. With over 11,000 sf of ground floor retail, a restaurant will anchor the corner of 4th and Channel. The remaining 6 commercial spaces extend down the 4th Street commercial corridor wrapping around Longbridge Street. 20% of the units are set aside for formerly homeless families. Episcopal Community Services provides supportive services on site.</p>
Developer Role	Sponsor/General Partner
Current Project Status	Completed
Total Number of Residential Units and Density	150 units at 110.67 per acre
Unit Mix	42 1-BR 54 2-BR 54 3-BR
Total Residential Square Footage	217,620 sf
Total Square Footage of Commercial Area and Use	11,000 sf – restaurant and neighborhood serving retail
Population Served	124 units for low income families below 50% AMI 25 units for extremely low income, formerly homeless households
Green Building Features	Designed to the LEED Gold level: <ul style="list-style-type: none"> Energy efficiency: Energy Star washing machines, dishwashers and refrigerators

1180 4th St. Family Housing
Page 1 of 2

A. DEVELOPMENT TEAM & EXPERIENCE

	<ul style="list-style-type: none"> • Energy Star Advanced Lighting package • Water conservation: recycled graywater/rain water irrigation system • Improved indoor air quality: no or low VOC products • Use of environmentally friendly building material (recycled content materials) • Divert 25% of construction waste from landfills
Construction Type	New Construction; Type I (concrete) , Type III, and Type V wood framed
Construction Completion Date	June 2014
Total Development Cost	\$ 75,278,000
Development Team	Daniel Solomon Design Partners (architect) Kennerly Architecture and Planning James Roberts Obayashi (General Contractor) Mercy Housing Management Group Episcopal Community Services (Service Provider)
Financing Sources	<p>Transit Oriented Development Program (“TOD”) Cal. Dept. of Housing and Community Development</p> <p>City of San Francisco Construction/Permanent loans</p> <p>4% Tax Credit Equity Construction/Perm</p> <p>Bank of America Construction/Permanent</p> <p>Silicon Valley Bank Construction Financing</p> <p>City of San Francisco Local Operating Subsidy</p>
Public Agency Reference	Olson Lee, MOHCD Director 1 South Van Ness, 5th Fl. San Francisco, CA 94103 415-701-5509

Project Profile



Developer Name: Mercy Housing California

Project Name and Address	Edith Witt Senior Community 66 th 9 th Street, San Francisco, CA 94103
	<p>Edith Witt Senior Community is the result of a collaborative effort by Mercy Housing California, the San Francisco Redevelopment Agency, the San Francisco Department of Public Health, Catholic Charities CYO and the South of Market Health Center. This striking 11-story high rise apartment building for very low-income seniors is located in the heart of San Francisco’s Civic Center, close to services and employment centers, 23 MUNI lines and BART.</p> <p>The community is composed of 107 studio and 1-bedroom units, including 27 units of permanent housing for the formerly homeless. The community also features a satellite health clinic for residents only, a community room, computer lab, secured parking, and 4,000 sf of landscaped outdoor space. The project is designed to be LEED certifiable, approximately to the Silver designation. Edith Witt is on a 12,750 sf lot ground leased from the San Francisco Redevelopment Agency and is the sister project of 10th and Mission on the same block. Edith Witt is Mercy Housing’s second HUD Section 202/4% tax credit mixed finance project; HUD 202 financing was used for 96 of the units.</p>
Developer Role	Sponsor/Managing Member
Current Project Status	Completed
Total Number of Residential Units and Density	107 units; 365 units/acre
Unit Mix	20 Studios; 86 1-BR; 1 3-BR Manager’s Unit
Total Residential Square Footage	88,000
Population Served	Low Income Seniors: 20%-50% SF AMI
Construction Type	New Construction; Type 1 Reinforced Concrete
Green Building Features	Brownfield redevelopment Infill; proximity to transit Cool roof Water efficient landscaping Dual Flush toilets and low flow fixtures

Edith Witt
 Page 1 of 2

A. DEVELOPMENT TEAM & EXPERIENCE

	<p>15% more energy efficient than Title 24 Storage and collection of recyclables Divert 75% of construction waste 25% recycled content concrete (flyash) 20% of materials manufactured locally Indoor Air Quality management plan Low-emitting paints, sealants, composite wood</p>
<p>Construction Completion Date</p>	<p>July 2010</p>
<p>Total Development Cost</p>	<p>\$49,440,000</p>
<p>Development Team</p>	<p>Kaplan McLaughlin Diaz Architects Cahill Construction Mercy Housing Management Group Catholic Charities CYO (service provider)</p>
<p>Financing Sources</p> 	<p>Federal Home Loan Bank's Affordable Housing Program (AHP)</p> <p>HUD Section 202 Capital Grant</p> <p>HUD Project Rental Assistance Contract (operating subsidy)</p> <p>4% Tax Credit Equity Investor: RBC Capital Markets</p> <p>San Francisco Redevelopment Agency/Mayor's Office of Housing and Community Development</p> <p>Tax Exempt Bond Construction Loan Union Bank</p>
<p>Public Agency Reference</p>	<p>Olson Lee, MOHCD Director 1 South Van Ness, 5th Fl. San Francisco, CA 94103 415-701-5509</p>

PROJECT PROFILE



Developer Name: Mercy Housing California

Project Name and Address	Vera Haile Senior Housing 121 Golden Gate, San Francisco, CA																
	<p>Mercy Housing California and St. Anthony Foundation partnered on this redevelopment of 121 Golden Gate Avenue. The new development includes a new larger space for St. Anthony Dining Room, a social work center on the 2nd floor, and affordable senior housing above, all within a new ten story building. St. Anthony Foundation owns and operates the dining room and social work center, and through an air rights subdivision, Mercy Housing developed eight floors of affordable housing, a total of 90 units, for very low income persons 62 years or older. Financing for the housing includes the HUD Section 202 program, 4% Low Income Housing Tax Credits, City “soft” loans, and tax exempt bond construction and permanent debt. The Federal Section 202 grant comes with rental subsidy, allowing the residents to pay just 30% of their income for rent and utilities. 18 of the units serve formerly homeless seniors. The St. Anthony Foundation’s component was financed through a significant capital campaign and New Markets Tax Credits.</p>																
	<table border="1"> <tr> <td data-bbox="241 1234 786 1266">Developer Role</td> <td data-bbox="786 1234 1346 1266">Sponsor/General Partner</td> </tr> <tr> <td data-bbox="241 1266 786 1297">Current Project Status</td> <td data-bbox="786 1266 1346 1297">Complete</td> </tr> <tr> <td data-bbox="241 1297 786 1367">Total Number of Residential Units and Density</td> <td data-bbox="786 1297 1346 1367">90 units, 277 units/acre</td> </tr> <tr> <td data-bbox="241 1367 786 1436">Unit Mix</td> <td data-bbox="786 1367 1346 1436">43 studios, 46 1-bedroom, and 1 2-bedroom manager unit</td> </tr> <tr> <td data-bbox="241 1436 786 1470">Total Residential Square Footage</td> <td data-bbox="786 1436 1346 1470">69,000 sf</td> </tr> <tr> <td data-bbox="241 1470 786 1570">Total Square Footage of Commercial Area and Use</td> <td data-bbox="786 1470 1346 1570">Approximately 40,000 sf; St. Anthony Dining Room and social work center developed under separate ownership</td> </tr> <tr> <td data-bbox="241 1570 786 1604">Population Served</td> <td data-bbox="786 1570 1346 1604">Low-income Seniors: less than 20%-50% AMI</td> </tr> <tr> <td data-bbox="241 1604 786 1837">Green Building Features</td> <td data-bbox="786 1604 1346 1837">LEED accredited professionals integrated into design team; Infill development in close proximity to transit and neighborhood amenities; Storm water reclamation; Energy efficient lighting; Efficient irrigation and drought tolerant landscaping; Solar hot water pre-heat; Integrated recycling facilities; Indoor Air Quality /</td> </tr> </table>	Developer Role	Sponsor/General Partner	Current Project Status	Complete	Total Number of Residential Units and Density	90 units, 277 units/acre	Unit Mix	43 studios, 46 1-bedroom, and 1 2-bedroom manager unit	Total Residential Square Footage	69,000 sf	Total Square Footage of Commercial Area and Use	Approximately 40,000 sf; St. Anthony Dining Room and social work center developed under separate ownership	Population Served	Low-income Seniors: less than 20%-50% AMI	Green Building Features	LEED accredited professionals integrated into design team; Infill development in close proximity to transit and neighborhood amenities; Storm water reclamation; Energy efficient lighting; Efficient irrigation and drought tolerant landscaping; Solar hot water pre-heat; Integrated recycling facilities; Indoor Air Quality /
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Vera Haile Senior Housing
Page 1 of 2

A. DEVELOPMENT TEAM & EXPERIENCE

	Environmental Quality includes low / no VOC paints, finishes and flooring and enhanced ventilation system
Construction Type	New Construction; Type I Reinforced Concrete
Construction Completion Date	September 2014
Total Development Cost	\$ 43,844,000
Innovative Construction Methods	An air rights subdivision was used to create separate legal parcels, allowing the affordable housing to be financed and owned separately from the St. Anthony's Dining Room and offices on the first two floors. Urban construction in close proximity to neighbors with near zero lot lines requires close coordination and clear and consistent communication, and often formalized agreements, concerning issues that will physically or environmentally affect neighboring properties. Physical effects might include attaching flashing to, or underpinning beneath, a neighboring building, and environmental effects might include sound, traffic, and air quality impacts.
Project Team	General Contractors: Nibbi Brothers Mercy Housing Management Group Architect: Hardison Komatsu Ivelich & Tucker Development Partner: St. Anthony Foundation
Financing Sources	<p>Affordable Housing Program of the Federal Home Loan Bank</p> <p>City of San Francisco/Mayors Office of Housing and Community Development</p> <p>HUD 202</p> <p>4% Tax Credit Equity Investor: National Equity Fund</p> <p>Tax exempt bond construction/perm loan Silicon Valley Bank</p>
Public Agency Reference	Olson Lee, MOHCD Director 1 South Van Ness, 5th Fl. San Francisco, CA 94103 415-701-5509



PROJECT PROFILE

Developer Name: Mercy Housing California

Project Name and Address	Mission Creek 225 Berry Street, San Francisco, California 94158
	<p>Mission Creek is the result of Mercy Housing California’s collaboration with the San Francisco Redevelopment Agency, the San Francisco Department of Public Health, the San Francisco Public Library, and North of Market Adult Day Care Center. In cooperation with these organizations MHC developed 140 units of affordable senior housing, an Adult Day Health Center, ground floor retail space, and the newest branch of the San Francisco Public Library. The development was accomplished through an air rights subdivision, and the library was turned over to the city upon completion. The community serves extremely low to very low income Seniors, many of which are at risk of homelessness, and many units are set aside for residents with HIV/AIDS. Olson Lee, the Agency’s Deputy Executive Director of Housing said, “Mercy Housing was successful in part because of its prior partnership and its experience with mixed-use affordable developments throughout the City...The San Francisco Redevelopment Agency is very proud of the work done by Mercy Housing and its partners.” The Redevelopment Agency selected Mercy Housing to develop 1180 4th Street, a marquee sister project in the same neighborhood. Mission Creek has won 13 design awards and recognitions, including the Golden Nugget Award for Best Affordable Housing, Best Senior Housing, and Best Mixed Use Project and Affordable Housing Finance Magazine Reader’s Choice Award for Best Urban Project.</p>
Developer Role	Sponsor/General Partner
Current Project Status	Complete
Total Number of Residential Units and Density	140 units; 140 units per acre
Unit Mix	140 1-bedrooms
Total Residential Square Footage	166,000
Total Square Footage of Commercial Area and Use	10,048 sf -- Adult Day Health Center, OPUS Sales Office & Philz Coffee Shop. Public library developed but not included in square footage.
Population Served	Low-income Seniors: less than 20-50% AMI
Green Building Features	<ul style="list-style-type: none"> • Infill/TOD • Brownfield redevelopment • Bicycle storage • Native drought resistant landscaping • Efficient irrigation • Steel studs

Mission Creek page 1 of 2

A. DEVELOPMENT TEAM & EXPERIENCE

	<ul style="list-style-type: none"> • Energy Star clothes washers • Piped for graywayter reclamation • Low flow fixtures • Exterior sun shade system for Library • 40 kilowatt photovoltaic system • Linoleum kitchen floors • Bamboo baseboards • Low VOC paints and construction adhesives
Construction Type	New Construction; Type I Reinforced Concrete
Construction Completion Date	March 2006
Total Development Cost	\$42,883,000
Project Team	<p>Hardison Komatsu Ivelich & Tucker (Architect) Cahill Contractors, Inc. Mercy Housing Management Group North of Market Adult Day Care Center [501(c)(3) Service Provider] San Francisco Public Library (Partner)</p>
Financing Sources 	<p>Affordable Housing Program Federal Home Loan Bank</p> <p>Tax Exempt Bond Construction and Permanent Amortizing Loans Citibank</p> <p>4% Tax Credit Equity Investor: National Equity Fund</p> <p>Grant (for non-profit spaces) Northern California Community Loan Fund</p> <p>Multifamily Housing Program Cal. Dept. of Community Development</p> <p>San Francisco Redevelopment Agency/Mayors Office of Housing and Community Development</p> <ul style="list-style-type: none"> • CDBG • Hazardous Materials Mitigation Loan • HOPWA <p>HUD Project Based Section 8</p>
Public Agency Reference	<p>Olson Lee, MOHCD Director 1 South Van Ness, 5th Fl. San Francisco, CA 94103 415-701-5509</p>

Project Profile



Developer Name: Mercy Housing California

Project Name and Address	The Open House Community at 55 Laguna and 95 Laguna Senior Housing San Francisco, California 94102
Richardson Hall 	The Open House Community at 55 Laguna (a.k.a. Richardson Hall) and 95 Laguna Senior Housing are two phases of a planned unit development on the 5.8 acre former University of California Extension site, off of Market St. in the Lower Haight. A former faculty building, Richardson Hall's historic rehab was completed in 2016, and 95 Laguna will start construction in 2017. Both developments include affordable senior housing and services space. In addition, Richardson Hall includes over 5,000 sf of retail and office space, and 95 Laguna will include a new 7,800 sf senior center. The larger planned unit development includes 330 new multi-family rental units being developed by Wood Partners, a new 28,000 square foot public park, a 10,000 sf community garden and a new community center.
95 Laguna 	
Developer Role	Co-Sponsor/Co-General Partner
Current Project Status	Richardson Hall: Completed 95 Laguna: Predevelopment
Total Number of Residential Units and Density	Richardson Hall: 40 units; 60 units/acre 95 Laguna: 79 units; 240 units/acre
Unit Mix	Richardson Hall: 10 Studios; 26 One-Bedrooms; 4 Two-Bedrooms 95 Laguna: 40 Studios; 36 One-Bedrooms; 3 Two-Bedrooms
Total Residential Square Footage	Richardson Hall: 40,307 sf 95 Laguna: 39,807 sf
Commercial Uses	Richardson Hall: 2,400 sf of retail and 2,700 sf of office space 95 Laguna: 7,800 sf Senior Center
Population Served	Low Income Seniors from 30%-50% of AMI; formerly homeless seniors with HIV/AIDS

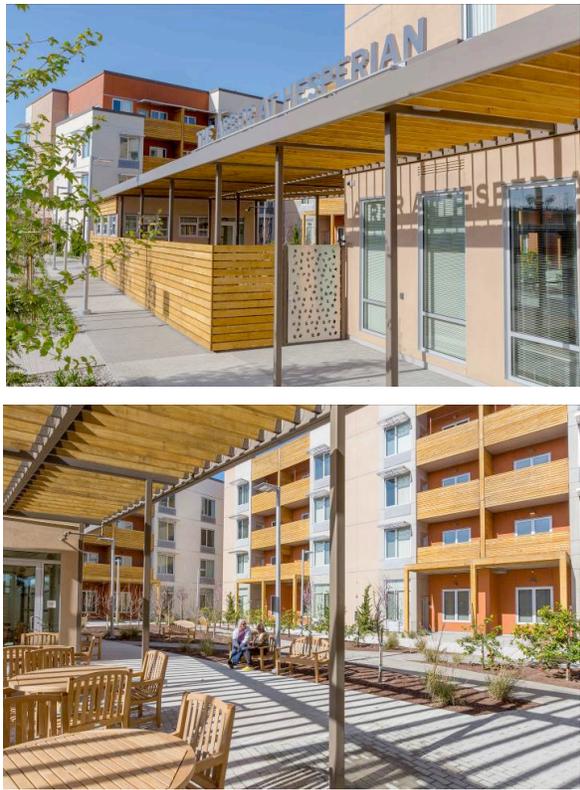
A. DEVELOPMENT TEAM & EXPERIENCE

<p>Green Building Features</p>	<p>Richardson Hall: Adaptive Reuse; Energy Star Appliances; no or low VOC products; low flow fixtures; drought tolerant and Bay-Friendly landscaping; onsite stormwater biofiltration.</p> <p>95 Laguna: Targeting Green Point Rated 134 points (equivalent of LEED Gold); Exceeds 2014 Title 24 energy standards by 29%; Watersense certified plumbing fixtures; low flow irrigation; Green Roof, Energy Star Appliances; no or low VOC products; onsite stormwater treatment; solar hot water heating.</p>
<p>Construction Type</p>	<p>Richardson Hall: Historic Rehab 95 Laguna: New Construction; Type III wood-frame construction over Type I-A concrete podium</p>
<p>Construction Completion Date</p>	<p>Richardson Hall : November 2016 95 Laguna: Expected, October 2018</p>
<p>Total Development Cost</p>	<p>Richardson Hall : \$29,228,000 95 Laguna: \$42,989,000</p>
<p>Development Team</p>	<p>James E. Roberts- Obayashi (Contractor) Openhouse (Co-general partner/co-developer) Richardson Hall : Van Meter Williams Pollack (Architect) 95 Laguna: Santos Prescott and Associates (Architect) Mercy Housing Management Group (Property Manager) Woods Partners (market rate developer)</p>
<p>Financing Sources</p> <p>Full PUD Build-Out</p> 	<p>Richardson Hall :</p> <ul style="list-style-type: none"> • 9% Tax Credit (Investor: Bank of America) • Mayor’s Office of Housing and Community Development • Affordable Housing Program (AHP) of the Federal Home Loan Bank • McKinney Operating Subsidy • Construction Loan (Bank of America) <p>95 Laguna</p> <ul style="list-style-type: none"> • 9% Tax Credit • Mayor’s Office of Housing and Community Development • Affordable Housing Program (AHP) of the Federal Home Loan Bank • McKinney Operating Subsidy • Construction Loan
<p>Public Agency Reference</p>	<p>Olson Lee, MOHCD Director 1 South Van Ness, 5th Fl. San Francisco, CA 94103 415-701-5509</p>

PROJECT PROFILE

Developer Name: Mercy Housing California



<p>Project Name and Address</p>	<p>The Arbor at Hesperian 15888 Hesperian Boulevard, San Lorenzo, Cal. 94588</p>
	<p>Completed in December 2016, the Arbor at Hesperian is a new 77 unit housing development for seniors 55 years of age and older with incomes below 30%-50% of the Area Median Income (“AMI”). Onsite amenities include ample open space with a central patio and pavilion; community room with full kitchen; exercise and reading rooms; bicycle storage; and covered parking. Green features include solar thermal hot water; energy and water-efficient fixtures; Energy Star appliances; and bio-retention and drought-tolerant landscaping. Nearby local amenities and services within walking distance include a grocery store, pharmacy, post office, library, restaurants, retail shops, and public transit. Mercy Housing California (“MHC”) was selected by the Alameda County Community Development Agency (the successor to the Redevelopment Agency) in a competitive process to redevelop the site of the former post office and contributed significant Redevelopment Legacy funds in order to leverage 9% low income housing tax credits (“LIHTC”). Wells Fargo provided construction and permanent financing and also served as LIHTC investor. Despite the project’s general contractor having unrelated legal issues that would eventually drive them out of business, the development came in significantly under budget, and it is anticipated that funds will be returned to the County upon conversion to stabilized operations.</p>
<p>Developer Role</p>	<p>General Partner/Sponsor</p>
<p>Current Project Status</p>	<p>Completed</p>
<p>Total Number of Residential Units and Density</p>	<p>77 units; 56.6 units per acre</p>
<p>Unit Mix</p>	<p>4 studios; 70 one-bedroom units; 3 two-bedroom units</p>
<p>Total Residential Square Footage</p>	<p>50,712 square feet</p>
<p>Population Served</p>	<p>Seniors at or below 30%-50% of AMI</p>
<p>Green Building Features</p>	<ul style="list-style-type: none"> • Solar Thermal Hot Water System • Energy and Water Efficient Fixtures • LED light fixtures • Energy Star Appliances • Bio-Retention and Drought-Tolerant

Arbor at Hesperian
Page 1 of 2

A. DEVELOPMENT TEAM & EXPERIENCE

	Landscaping
Construction Type	Wood framed new construction
Construction Completion Date	December 2016
Total Development Cost	\$27.5 million
Project Team	Van Meter Williams Pollack (architect) Segue Construction (GC) Mercy Housing Management Group
Financing Sources	<p>9% Low Income Tax Credit Equity Investor: Wells Fargo</p> <p>Alameda County Community Development Agency</p> <p>Construction Loan and Permanent Amortizing Loans Wells Fargo Bank</p>
Public Agency Reference	<p>Marita Hawryluk Alameda County Community Development Agency 224 W. Winton Ave., Room 110 Hayward, CA 94544 510-670-6112 marita.hawryluk@acgov.org</p>



PROJECT PROFILE



Developer Name: Mercy Housing California

<p>Project Name and Address</p>	<p>El Monte Veterans Village 11240 Ramona Blvd, El Monte, California 91731</p>
 	<p>In February of 2014 Mercy Housing California (MHC) completed El Monte Veterans Village which provides service enriched affordable housing for formerly homeless veterans in the City of El Monte. Built on a 30,000 sf site, the three-story, 30,700 sf building includes 40 furnished studio apartments, each with a bathroom, kitchen and private balcony; a large community room; computer lab; resident lounge; resident services, medical, and management offices; a courtyard with fire place, outdoor seating, and built-in gas barbeque; and a community garden with raised beds for planting fresh fruits and vegetables. Challenge: El Monte Veterans Village was one of the first developments in the state to project base HUD’s VASH vouchers, an operating subsidy similar to Section 8 but targeted specifically to veterans. Through VASH, rents are set so that they do not exceed 30% of a resident’s income; average rent is \$148 per month. Services onsite are provided by ND Vets and two full time VA case managers providing a direct connection to the vast network of VA services, including medical, dental, mental health, financial benefits, group services, substance abuse treatment and family reunification. 33% of construction contracts were awarded to veteran-owned businesses and 10% of the construction labor force was composed of veterans. El Monte Veterans Village won the 2015 Gold Nugget Merit Award for Best Affordable Housing Project.</p>
<p>Developer Role</p>	<p>Sponsor/General Partner</p>
<p>Current Project Status</p>	<p>Completed</p>
<p>Total Number of Residential Units and Density</p>	<p>41 units; 60 units/acre</p>
<p>Unit Mix</p>	<p>40 studio units, 1 2-bedroom manager’s unit</p>
<p>Total Residential Square Footage</p>	<p>21,743 sf</p>
<p>Population Served</p>	<p>Homeless veterans with incomes below 30%-40% of AMI</p>
<p>Green Building Features</p>	<p>Solar Thermal Hot Water Heating provides approximately 82% of the energy for hot water heating; Rooftop Solar Photovoltaic Panels provide a majority of the electricity for the common areas; A grey-water system captures water from the laundry system and uses it for irrigation; Native, draught tolerant landscaping; Efficient lighting, plumbing, heating and air conditioning systems; Community</p>

A. DEVELOPMENT TEAM & EXPERIENCE

	gardening beds with composting; Edible landscape of fruit trees; Two electric vehicle charging station; Energy Star appliances
Construction Type	Type V Wood Frame, new construction
Construction Completion Date	February 2014
Total Development Cost and Cost Per Unit	\$12,914,000;
Project Team	New Directions for Veterans (Service Provider) TCA Architects Alpha Construction Mercy Housing Management Group
Financing/Funding Sources	<p>9% Tax Credit Equity (Investor: US Bank)</p> <p>Construction Loan US Bank</p> <p>City of Industry Funds/HOME and HUD-VASH Vouchers LA County Community Development Commission</p> <p>City of El Monte</p> <p>Affordable Housing Program (AHP) Federal Home Loan Bank</p> <p>Federal Solar Tax Credits</p> <p>The Home Depot Foundation and Good 360 (Tempurpedic Mattresses)</p> <p>United Way Home for Good (Apartment Furnishings)</p> <p>Operation Welcome Home (Welcome Packages with Household Goods)</p> <p>California Endowment</p> <p>Enterprise Green Charrette Grant</p>
Public Agency Reference	<p>Minh Thai City of El Monte Economic Development Director City Hall West 11333 Valley Boulevard El Monte, CA 91731 (626) 258-8626 mthai@elmonteca.gov</p>

PROJECT PROFILE



Developer Name: Mercy Housing California

Project Name and Address	Mather Veterans Village Phase I 3615 Bleckley Ave Rancho Cordova, CA
	<p>Mather Veterans Village (MVV) Phase I is the first of three phases that will provide veterans with critically needed housing options and supportive services located adjacent to the Sacramento Veterans Administration Medical Center. MVV is the result of years of collaboration between Mercy Housing California and Veterans Resource Centers of America (VRCA), the City of Rancho Cordova, Sacramento County, Sacramento Housing and Redevelopment Agency, and the Sacramento Veterans Administration (VA) Medical Center / VA Northern California Health Care System. Each member of the partnership contributed essential components that are making the vision a reality. MVV matches the most basic needs of our local veterans in this ideal location.</p> <p>Phase I of MVV consists of 44 one-bedroom and 6 two-bedroom permanent supportive homes for disabled and formerly homeless veterans. The development includes 4 attached 3-story, wood-framed structures with two elevators. Additionally, Phase I includes outside recreation space, laundry facilities, storage, maintenance and parking on a one-acre portion of the MVV site.</p>
Developer Role	Sponsor/General Partner
Current Project Status	Complete
Total Number of Residential Units and Density	50 units, 45 dwelling units per acre
Unit Mix	44 1-bedroom, 6 2-bedroom
Total Residential Square Footage	33,577
Population Served	Veteran families at or below 50% of Area Median Income
Green Building Features	<ul style="list-style-type: none"> • 72 kW roof mounted PV system net metered to offset tenant and common area electric use • Solar hot water preheating system • Onsite wastewater treatment • Graywater irrigation
Construction Type	Three Story Buildings, Wood Frame New Construction
Construction Completion Date	March 2016
Total Development Cost	\$17,311,000
Project Team	Mogavero Notestine (Architect)

Mather Veterans Village
 Page 1 of 2

A. DEVELOPMENT TEAM & EXPERIENCE

	<p>Broward Builders Inc.(General Contractor) Mercy Housing Management Group</p>
<p>Financing Sources</p> 	<p>9% Low Income Tax Credit Equity</p> <p>Infill and Infrastructure Grant Program Cal. Dept of Housing and Community Development (HCD)</p> <p>Multifamily Housing Program (MHP) - Supportive Housing HCD</p> <p>City of Rancho Cordova – Housing Trust Fund</p> <p>County of Sacramento – Sewer Fee Credits</p> <p>Construction Loan Wells Fargo Bank</p>
<p>Public Agency Reference</p>	<p>Stefan Heisler Reinvestment Analyst City of Rancho Cordova 2729 Prospect Park Drive Rancho Cordova, CA 95670 (916) 851-8757 sheisler@cityofranhocordova.org</p>

Firm Profile and Experience

SUSTAINING ENVIRONMENTS FOR CIVIC EXCELLENCE



- Integrity
- Leadership
- Passion
- Excellence



BASIC SERVICES

Swinerton's project/construction management division was established to respond to clients' needs by providing services aimed at optimizing project schedule, cost and quality.

PROGRAM MANAGEMENT BASIC SERVICES

Program Definition	Expectation Management
Project Management Plan	Fund Accounting
Cost Controls	Asset Management
Document Controls	Contract Development
Capital Planning	Cash Flow Analysis / Modeling
Budgeting	Claims Avoidance / Risk Management
Value Management	Strategic Planning
Scheduling	Labor Compliance Programs
Design Guidelines	Project Labor Agreements

PROJECT & CONSTRUCTION MANAGEMENT BASIC SERVICES

DESIGN / PRECONSTRUCTION

Design Management	Design Coordination / Monitoring
Conceptual & Detailed Estimating	Value Engineering
Scheduling: Design / Preliminary Construction	Contractor Prequalification
Constructability Review	Sustainability / Green Support
Project and Design Auditing	Virtual Design / Building Information Modeling (BIM)

BID AND AWARD

Contractor Selection	Pre-Bid Conference
Contract Recommendation	Contract Award

CONSTRUCTION

Preconstruction Conference	Construction Activities Coordination
Schedule Documents / Review	Cost Control / Project Accounting
Project Team Meetings	Document Control / Processing
Project Control Documentation	Field Office Set-Up
Quality Assurance / Control	HazMat Assessment / Monitoring
Budget Updates	Site Inspection
Testing Coordination	Change Order / Time Extension Requests
Monthly Payment Requests	Jobsite & Community Safety

PROJECT CLOSE-OUT / POST CONSTRUCTION

Change and Claims Management	Agency Approvals
O&M Manuals and Warranties	Move Management
Post Occupancy Evaluations (POE)	Formulation of Lessons Learned

Firm Profile and Experience

SUSTAINING ENVIRONMENTS FOR CIVIC EXCELLENCE



- Integrity
- Leadership
- Passion
- Excellence

LIBRARY PROJECTS

TOWN OF LOS GATOS NEW LIBRARY, LOS GATOS, CA



COMPLETION:
02/2012

TOTAL PROJECT COST:
\$18.4 MILLION

CLIENT :
TOWN OF LOS GATOS



A NEW TWO-STORY, LEED GOLD, 30,000 SQUARE- FEET PUBLIC LIBRARY ON THE TOWN OF LOS GATOS' CIVIC CENTER CAMPUS. SUNSET PLAYGROUND AND CLUBHOUSE. THE NEW LIBRARY HAS MORE THAN DOUBLE THE SPACE AVAILABLE TO INCLUDE ADEQUATE ROOM FOR THE LIBRARY COLLECTIONS AND ACCOMMODATE ADDITIONAL COLLECTIONS GROWTH FACTOR BY 10%. THE NEW LIBRARY FEATURES A TECHNOLOGY LAB, GROUP STUDY ROOM, TEEN AREA, EXPANDED CHILDREN'S AND STORYTELLING AREA, HISTORY ROOM, PERIODICAL/ READING ROOM WITH A FIREPLACE, AND MEETING ROOM.

CASTRO VALLEY LIBRARY, CASTRO VALLEY, CA



COMPLETION:
2009

TOTAL PROJECT COST:
\$21 MILLION

CLIENT:
COUNTY OF ALAMEDA / CITY OF CASTRO VALLEY



A NEW STATE-OF-THE ART 34,447 SQUARE- FEET STUCCO, STEEL AND GLASS LIBRARY THAT REPRESENTS THE DEDICATION OF THE CASTRO VALLEY COMMUNITY TO LEARNING. THE LIBRARY IS A BEAUTIFUL REPRESENTATION OF THE DEDICATION THAT THE CASTRO VALLEY COMMUNITY HAS TO EDUCATION AND LIFE-LONG LEARNING. THE NEW FACILITY ACCOMMODATES A VARIETY OF COMMUNITY NEEDS AND FEATURES A BOOKSTORE CAFE, STATE-OF-THE ART SELF-SERVICE TECHNOLOGIES, A COMMUNITY MEETING ROOM AND AN OUTDOOR PATIO. ABUNDANT NATURAL LIGHT AND AN EFFICIENT HEATING AND VENTILATION SYSTEM CONTRIBUTES TO THE BUILDING'S LEED GOLD CERTIFICATION. OTHER SUSTAINABLE FEATURES INCLUDES BIOSWALES THAT CAPTURE RAINWATER AND RUN-OFF IN THE PARKING LOT AND TREES THAT PROVIDE SHADE IN THE HOT CLIMATE.

SAN LORENZO LIBRARY, SAN LORENZO, CA



COMPLETION
2015

TOTAL PROJECT COST:
\$5.6 MILLION

CLIENT :
COUNTY OF ALAMEDA / CITY OF SAN LORENZO



THE NEW SAN LORENZO LIBRARY BROUGHT A MUCH NEEDED STATE-OF-THE ART FACILITY TO SERVE THE GREATER COMMUNITY. THE SAN LORENZO LIBRARY WAS AN EXISTING 11,867 SQUARE- FEET FACILITY THAT WAS RENOVATED AND EXPANDED TO A 23,000 SQUARE- FEET STATE-OF-THE-ART LIBRARY THAT SERVES THE RESIDENTS OF SAN LORENZO, AS WELL ASS THE UNINCORPORATED COMMUNITIES OF ASHLAND, CHERRYLAND, EDEN TOWNSHIP, HILLCREST KNOWLES, AND HAYWARD IN CENTRAL IN ALAMEDA COUNTY. PER THE COUNTY GREEN BUILDING ORDINANCE OBJECTIVES, THE BUILDING ACHIEVED A USGBC CERTIFIED LEED® SILVER RATING.

Firm Profile and Experience

SUSTAINING ENVIRONMENTS FOR CIVIC EXCELLENCE



- Integrity
- Leadership
- Passion
- Excellence

LIBRARY PROJECTS

SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT, CANADA COLLEGE, LIBRARY AND STUDENT RESOURCE CENTER, WOODSIDE, CA



SCHEDULE:
3/2006 - 6/2008

TOTAL PROJECT COST:
\$31 MILLION

CLIENT :
SAN MATEO COUNTY COMMUNITY COLLEGE DISTRICT



THE LIBRARY AND STUDENT RESOURCE CENTER ALSO HOUSES ADMISSIONS AND RECORDS, FINANCIAL AID AND COUNSELING, AMONG OTHER STUDENT SERVICES. THIS PROJECT IS LITERALLY AND FIGURATIVELY THE CENTER OF THE CAMPUS FOR THE CANADA COLLEGE STUDENT BODY, AS IT PROVIDES A "ONE-STOP" CENTER FOR STUDENT SERVICES. THE 71,000 SQUARE-FOOT BUILDING CREATED A NEW CAMPUS ENTRANCE THAT LINKS OTHER CAMPUS BUILDINGS. THIS NEW CENTER ALSO PROVIDES ACCESS BETWEEN THE UPPER PARKING AREA AND THE NEWLY CREATED QUAD, THREE STORIES BELOW. THE BEAUTIFULLY LANDSCAPED QUAD INCLUDES A SMALL AMPHITHEATER, WATER FEATURES AND AMPLE SEATING AREAS FOR EXTERIOR GATHERINGS.

EMERY CENTER OF COMMUNITY LIFE COMPLEX, EMERYVILLE, CA



COMPLETION:
2016

TOTAL PROJECT COST:
\$65 MILLION

CLIENT:
EMERY UNIFIED SCHOOL DISTRICT AND CITY OF EMERYVILLE



THE EMERYVILLE CENTER OF COMMUNITY LIFE IS A JOINT PROJECT WITH THE EMERY UNIFIED SCHOOL DISTRICT AND THE CITY OF EMERYVILLE. THE COMPLEX INCLUDES SIGNIFICANT NEW SQUARE FOOTAGE PLUS ADDITIONAL RENOVATED SQUARE FOOTAGE. LOCATED AT THE SITE OF THE PREVIOUS EMERY SECONDARY SCHOOL, IT REPLACED AND INCORPORATED THE EXISTING ONE-STORY SCHOOL FACILITY WITH A NEW MULTI-STORY, MULTI-USE CAMPUS. THE ECCL CAMPUS INCLUDES AN ELEMENTARY SCHOOL, SECONDARY SCHOOL, COMMUNITY CENTER, LIBRARY AND RECREATIONAL FACILITIES. ANOTHER FEATURE OF THE PROJECT IS A HEALTH CENTER (CLINIC) AND WELLNESS CENTER THAT JOINTLY PROVIDES HEALTH AND WELLNESS SERVICES TO THE CITY AND SCHOOL DISTRICT, UNDER THE GUIDANCE OF THE ALAMEDA COUNTY HEALTH CARE SERVICES AGENCY. THE HEALTH CENTER INCLUDES DENTAL CARE, LABORATORY FACILITIES, EXAM ROOMS, AND ADMINISTRATIVE FACILITIES SHARED WITH THE WELLNESS CENTER.

MERCED COMMUNITY COLLEGE DISTRICT NEW LEARNING RESOURCE CENTER AND LIBRARY, MERCED, CA



COMPLETION:
2007

TOTAL PROJECT COST:
\$16 MILLION

CLIENT :
MERCED COMMUNITY COLLEGE DISTRICT



THE NEW LEARNING RESOURCE AND LIBRARY CENTER PROVIDES EXPANDED LEARNING OPPORTUNITIES FOR THE STUDENTS AND STAFF OF MERCED COLLEGE AND THE MERCED COMMUNITY. THE 67,000 SQUARE FOOT FACILITY HAS A STATE-OF-THE-ART DATA NETWORK SYSTEM THAT ALLOWS VISITORS ACCESS TO A WIDE RANGE OF ELECTRONIC MEDIA AS WELL AS THE RESOURCES OF THE WORLD WIDE WEB THROUGH A HIGH CAPACITY INTERNET CONNECTION. THE FACILITY ALSO PROVIDES NUMEROUS STUDY AREAS, MEETING ROOMS AND GROUP-STUDY AREAS. THE BOOK STACK AREA PROVIDES SPACE FOR OVER 50,000 VOLUMES.

SWINERTON BUILDERS - 2. FIRM PROFILE AND EXPERIENCE

A. DEVELOPMENT TEAM & EXPERIENCE

Firm Profile and Experience

SUSTAINING ENVIRONMENTS FOR CIVIC EXCELLENCE

BUILDING CONSTRUCTION, REHABILITATION & UPGRADES



- Integrity
- Leadership
- Passion
- Excellence

OXFORD PLAZA / DAVID BROWER CENTER, BERKELEY, CA



SCHEDULE:
3/2007 - 5/2009

TOTAL PROJECT COST:
\$55 MILLION

CLIENT:
CITY OF BERKELEY



THE SIX-STORY 72,023-SQUARE-FOOT OXFORD PLAZA CONTAINS 97 RENTAL UNITS OF AFFORDABLE AND WORKFORCE HOUSING, RETAIL SPACE, AND APPROXIMATELY 41 SPACES OF PARKING FOR RESIDENTIAL TENANTS.

THE FOUR-STORY 55,000-SQUARE-FOOT DAVID BROWER CENTER HOUSES THE ENVIRONMENTAL CENTER AND CONFERENCE BUILDING, AS WELL AS A BELOW GRADE PARKING GARAGE (ALSO RUNS BENEATH THE OXFORD PLAZA) INCLUDING APPROXIMATELY 105 PUBLIC PARKING SPACES. THE DAVID BROWER CENTER IS EXPECTED TO BE LEED PLATINUM CERTIFIED.

CITY OF BRENTWOOD CIVIC CENTER, BRENTWOOD, CA



SCHEDULE:
11/2008 - 3/2011

TOTAL PROJECT COST:
\$43 MILLION

CLIENT:
CITY OF BRENTWOOD



THE CIVIC CENTER WILL CONSIST OF A NEW CITY HALL, A PARKING STRUCTURE, A COMMUNITY CENTER, AND A PLAZA WITH A FOCAL WATER FEATURE.

THE NEW 65,000-SQUARE-FOOT THREE-STORY CITY HALL WILL CENTRALIZE CITY STAFF FROM MULTIPLE LOCATIONS. THE 34,000-SQUARE-FOOT TWO-STORY COMMUNITY CENTER WILL FEATURE A FULL KITCHEN, LIBRARY, ART STUDIO AND GALLERY, AND ACCOMMODATE UP TO 476 SEATS IN THE COMMUNITY HALL. THE 111,300 SQUARE FOOT FOUR-STORY PARKING STRUCTURE WILL HAVE APPROXIMATELY 280 STALLS.

CITY OF WESTLAKE VILLAGE DANIEL K. LUDWIG LIBRARY & CITY HALL COMPLEX, WESTLAKE VILLAGE, CA



SCHEDULE:
7/1999 - 1/2002

TOTAL PROJECT COST:
\$8 MILLION

CLIENT:
CITY OF WESTLAKE VILLAGE



CONSTRUCTION MANAGEMENT SERVICES WERE PROVIDED FOR THIS CONTEMPORARY 24,000-SQUARE-FOOT CIVIC CENTER CONSISTING OF CITY HALL AND COUNCIL CHAMBER, THE DANIEL K. LUDWIG LIBRARY AND A COMMUNITY CENTER.

THE CIVIC CENTER HAS A COURTYARD FOR SPECIAL EVENTS, A FOUNTAIN, A REFLECTING POOL, AND A PUBLIC TERRACE. THROUGHOUT THE COMPLEX ARE STATE-OF-THE-ART AUDIOVISUAL SYSTEMS AND COMMUNICATION TECHNOLOGY.

Firm Profile and Experience

SUSTAINING ENVIRONMENTS FOR CIVIC EXCELLENCE

BUILDING CONSTRUCTION, REHABILITATION & UPGRADES



- Integrity
- Leadership
- Passion
- Excellence

THROCKMORTON RIDGE FIRE STATION, MILL VALLEY, CA



SCHEDULE:
3/2006 - 5 2007

TOTAL PROJECT COST:
\$2.86 MILLION

CLIENT:
COUNTY OF MARIN



CONSTRUCTION MANAGEMENT SERVICES FOR A NEW 5,200-SQUARE-FOOT ECO-FRIENDLY FIRE STATION LOCATED ON THE BEAUTIFUL PANORAMIC HIGHWAY.

THE THREE-ENGINE BAY, “RUSTIC LODGE-STYLE” STATION REPLACES THE PREVIOUS OUTDATED 1950’S BUILDING. ONE-LEVEL, WOOD FRAME STRUCTURE HAS STEEL MOMENT FRAME, STEEL COLUMNS, HARDIPLANK EXTERIOR CLADDING AND A CANTILEVERED CONCRETE DECK. THE SPACE INCLUDES A LOBBY, OFFICE, KITCHEN, DAY ROOM, DINING ROOM, THREE DORMITORY ROOMS, AND EXERCISE/ MEDICAL ROOM. PROJECT IS LEED-SILVER CERTIFIED.

CITY OF SAUSALITO PUBLIC SAFETY FACILITIES, SAUSALITO, CA



SCHEDULE:
3/2008 - 6/2009
BIDDING &
CONSTRUCTION PHASE

TOTAL PROJECT COST:
\$9.2 MILLION

CLIENT:
CITY OF SAUSALITO



CONSTRUCTION MANAGEMENT SERVICES FOR THE DESIGN AND CONSTRUCTION OF NEW TWO-STORY, 9,000-SQUARE-FOOT POLICE STATION AND A NEW TWO-STORY, 11,000-SQUARE-FOOT FIRE STATION THAT WILL REPLACE THE EXISTING AND OUTDATED FACILITIES.

THE NEW BUILDINGS WILL MEET EARTHQUAKE SAFETY STANDARDS, ENSURE LOCAL EMERGENCY SERVICES, SUPPORT MODERN ELECTRICAL SYSTEMS FOR CURRENT TECHNOLOGY AND AN EMERGENCY OPERATIONS CENTER FOR COORDINATED EMERGENCY RESPONSE. PROJECT IS AIMING TO RECEIVE LEED-SILVER CERTIFICATION.

COUNTY OF SOLANO TWIN CAMPUS PROGRAM, VALLEJO & FAIRFIELD, CA



SCHEDULE:
8/2003 - 6/2010

TOTAL PROJECT COST:
\$59 MILLION

CLIENT:
COUNTY OF SOLANO



PROGRAM AND CONSTRUCTION MANAGEMENT SERVICES FOR A \$59 MILLION TWIN CAMPUS PROGRAM THAT INCLUDES FIVE (5) BUILDINGS:

- NEW LEED-NC REGISTERED, THREE-STORY, 57,800-SQUARE-FOOT HEALTH AND SOCIAL SERVICES OFFICE BUILDING
- PHASE I OF A NEW TWO-STORY, 30,900-SQUARE-FOOT PUBLIC HEALTH AND FORENSICS LAB
- 87,000 SQUARE FEET OF RENOVATIONS TO THREE EXISTING BUILDINGS TO BE VACATED FOR THE NEW FACILITIES.

A. DEVELOPMENT TEAM & EXPERIENCE

Firm Profile and Experience

SUSTAINING ENVIRONMENTS FOR CIVIC EXCELLENCE



- Integrity
- Leadership
- Passion
- Excellence

PUBLIC WORKS, ON-CALL AND INFRASTRUCTURE PROGRAMS - STREETS, BRIDGES, & ROADWAY

MARY AVENUE BICYCLE FOOTBRIDGE, CUPERTINO, CA



SCHEDULE:
3/2007 - 4/2009

TOTAL PROJECT COST:
\$8.75 MILLION

CLIENT:
CITY OF CUPERTINO

FULL CONSTRUCTION MANAGEMENT SERVICES FOR 503-FOOT LONG, 16.3-FOOT WIDE STEEL, CABLE-STAY MARY AVENUE BICYCLE FOOTBRIDGE, A GATEWAY FEATURE TO SILICON VALLEY, THAT SPANS INTERSTATE 280 AND CONNECTS THE CITIES OF CUPERTINO AND SUNNYVALE.

PROJECT ALSO INCLUDED GALVANIZED FENCE AND RAILING, A 2,500 FOOT LONG 12-FOOT WIDE PATHWAY, AND APPROXIMATELY 13 ACRES OF NATIVE AND DROUGHT RESISTANT LANDSCAPING WITH GRANITE BOULDER CLUSTERS AND BRONZE ART WORK.

BAY MEADOWS DEVELOPMENT - PHASE I, SAN MATEO, CA



SCHEDULE:
1/1998 - 7/2007

TOTAL PROJECT COST:
\$215 MILLION

CLIENT:
CITY OF SAN MATEO

PROGRAM MANAGEMENT SERVICES PROVIDED FOR THE BAY MEADOWS SPECIFIC PLAN ENCOMPASSING VARIOUS TRANSPORTATION AND UTILITY INFRASTRUCTURE PROJECTS OVER 175 ACRES.

SIX (6) HIGHLIGHTED PROJECTS DURING PHASE I INCLUDE:

- E. HILLSDALE BLVD./1. HIGHWAY 101- MODIFICATIONS
- SARATOGA DRIVE - NEW 2. 5,700-FOOT EXTENSION
- CONCAR DRIVE & S. DELAWARE STREET MODIFICATIONS
- NORFOLK / HILLSDALE BLVD. MODIFICATIONS
- RACE TRACK TUNNEL
- INFILL INFRASTRUCTURE

CITY OF PETALUMA "D" STREET BRIDGE REHABILITATION AND WAYFINDING SIGNAGE, PETALUMA, CA



SCHEDULE:
4/2005 - 6/2008

TOTAL PROJECT COST:
\$5 MILLION

CLIENT:
CITY OF PETALUMA

PROJECT MANAGEMENT, RESIDENT ENGINEERING, AND STAFF AUGMENTATION SERVICES FOR VARIOUS REDEVELOPMENT AND CAPITAL IMPROVEMENTS PROJECTS IN PETALUMA'S DOWNTOWN, THE PETALUMA RIVER CORRIDOR, AND INFRASTRUCTURE SITES.

IMPROVEMENTS INCLUDE DOWNTOWN STREETScape BEAUTIFICATION; UNIQUE WAYFINDING SIGN AND VENDOR KIOSK INSTALLATION; REPAIR TO THE HISTORIC D STREET BRIDGE; DESIGN, CONSTRUCTION MANAGEMENT, AND OPERATION OF A DEWATERING SYSTEM.

San Mateo County Community College District

LOCATION

San Mateo, California

CLIENT

San Mateo County Community College District

ARCHITECT

Various

VALUE

\$1.3 Billion

COMPLETION DATE

2002 - 2022

DELIVERY METHODS

Design/Bid/Build

Design/Build

Design/Build/Bridging

CM Multiple Prime

PROJECT HIGHLIGHTS

- Program and Construction Management for CIP I
Construction Management for CIP II
- (3) Major College Campuses: Cañada College, the College of San Mateo and Skyline College.
- Multiple Delivery Methods
- Sustainable Energy Features

REFERENCE

Mr. Jose D. Nuñez
Vice Chancellor of Facilities
Planning & Operations
San Mateo County Community College District
3401 CSM Drive
San Mateo, CA 94402
(650) 574-6512
nunezj@smccd.edu

TEAM LEAD

Anne Daley



Scope of services includes overall program management and full construction management of over 200 projects, including five design/build projects – the first series of design/build projects at

Program Management and Construction Management for Capital Improvements for three bond programs for the San Mateo County Community College District. The Program includes new construction, renovation, modernization, seismic and fire and life safety improvements at the District's three campuses: Cañada College (Redwood City), College of San Mateo, and Skyline College (San Bruno), with nearly 200 different projects over a 20-year program, including over \$250 Million design/build projects. The Bond Programs have been leveraged with State funds and grants and including construction of new athletic fields and installation of synthetic turf, energy efficiency, fire and life safety, accessibility improvements, smart classrooms, and maintenance and renewal projects.

COST ESTIMATING EFFORTS ON THE PROGRAM: Cost Estimating Services provided by third-party consultants. Winning Firms were: On CIP 1 - Leland Saylor, CIP 2 - Cummings and CIP 3 - Leland Saylor. Swinerton Management & Consulting was and is responsible for coordinating all estimating efforts on behalf of the District.

VALUE OF THE TOTAL CHANGE ORDERS (EXPRESSED AS A PERCENT OF CONSTRUCTION COST): Change Orders are managed proactively with early planning and forecasting. Most of the projects were design/build; change orders were minimal and occurred primarily as owner requested changes. Percent: 2%



SWINERTON BUILDERS

Bay Meadows Development Phase I

LOCATION

San Mateo, California

CLIENT

Paine Webber

COMPLETION DATE:

1998 - 2003

VALUE:

\$215 Million

PROJECT HIGHLIGHTS

- Race Track Tunnel
- Infill Infrastructure
- East Hillsdale Boulevard / Highway 101 Roadway Modifications
- New 5,700 foot Extension on Saratoga Drive
- Intersection Modifications to Concar Drive and South Delaware Street
- Intersection Modifications to Norfolk/Hillsdale Boulevard
- Underpass Right Hand Turn Extension to Hillsdale and South El Camino Real

REFERENCE

Mr. Steve Nason
 (Formerly with PaineWebber Properties, Inc.) Harvard University
 Harvard, MA
 (617) 384-8921

TEAM MEMBERS

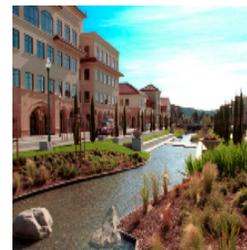
Dennis Wong
 Dale Molyneux
 Lissette Morales



Program and Construction Management Services on the phased development of a 175 Acre Bay Meadows Race Track into a mixed-use facility that included retail, food service, office, four residential buildings and infrastructure improvements, including a pump station and sewer lines.

The Bay Meadows Racetrack completed their EIR in 1996. As the City's planning document for this development, the Specific Plan studied over 200 acres and recommended improvements to the transportation and utility infrastructure network serving the Bay Meadows project which totaled 175 acres.

The owner retained Swinerton Management & Consulting to complete the initial scope of work in an extremely compressed four month schedule. Swinerton's contract was augmented to incorporate an additional \$160 million of onsite and offsite improvements for total value in excess of \$215 million by 2003. We were further engaged to manage the balance of the implementation of Phase I of the Specific Plan, including entitlements, community relations, programming and design through construction phase for the first 85 acres.



City of Menlo Park On-Call Project Management and Inspection Services

LOCATION

Menlo Park, California

CLIENT

City of Menlo Park

DESIGN ENGINEER

Various

VALUE

\$12 Million

COMPLETION DATE

September 2019

DELIVERY METHOD

Design/Bid/Build

PROJECT HIGHLIGHTS

- Comprehensive Project Management Services
- Traffic Control
- Inspection Services
- Utility Coordination
- Community Outreach

REFERENCE

Ms. Azalea A. Mltch, P.E.
City Engineer
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025
(650) 330-6742
aamitch@menlopark.org

Mr. Rene Punsalan, P.E.
Associate City Engineer
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025
(650) 330-6758
rapunsalan@menlopark.org

TEAM MEMBERS

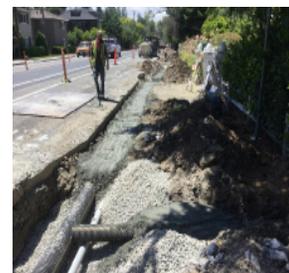
Greg Armendariz
Jorge Bermudez
Brett Lowther
Isaac Serrano
Dana Lowther
Ted Patz



Project Management and Inspection Services for various Capital Improvement Projects.

Working with the City staff on all aspects of the Capital Improvement Program delivery, from project definition, project coordination with various City Departments, design and budget management, bid management, managing construction and inspections. Projects include:

- Sharon Heights Pump Station
- US 101/Willow Road Interchange
- Santa Cruz Avenue Sidewalk Improvements
- 2017 Street Resurfacing Program
- Corporation Yard Well
- Warner Range Water Line Replacement
- Sand Hill Reservoir Roof Replacement
- Independence Water Line Replacement, and
- Chrysler Pump Station Replacement.



SWINERTON BUILDERS

Doyle Drive Reconstruction, San Francisco, CA

LOCATION

San Francisco, California

CLIENT

The Presidio Trust

VALUE:

\$750 Million

COMPLETION:

October 2013

DESIGN ENGINEER

Parsons Brinckerhoff/ARUP

PROJECT HIGHLIGHTS

- Roadway Reconstruction
- State-Owned Facility
- Multi-Agency Coordination
- Bridge and Tunnel Facilities
- Phase 1 - Design-Bid-Build
- Phase 11 - P3

FIRM LEAD:

Dennis Wong
(415) 617-1451

REFERENCE:

Mr. Bruce Lanyon
Director of Design &
Construction
CalTrans/San Francisco
County Transportation
Authority
34 Graham Street
San Francisco, CA 94129
(415) 561-5412
blanyon@presidiotrust.gov



The Doyle Drive Replacement Project comprised the demolition of the existing southern access to the Golden Gate Bridge and re-envisioned a new roadway tucked into the natural contours of the Presidio of San Francisco and the Golden Gate National Recreation Area, one of the nation's largest urban parks. It created a spectacular regional gateway between the iconic Golden Gate Bridge and the City of San Francisco.

The new parkway was carefully designed to be context sensitive, improve access to the Presidio, and included unique features of a parkway, rather than a freeway. The project was jointly led by the San Francisco County Transportation Authority and the California Department of Transportation (CalTrans). In addition to funding provided from the Authority's Prop K transportation sales tax and the State of California, the Metropolitan Transportation Commission and the Golden Gate Bridge Highway and Transportation District committed regional funding to the project. The project was almost completely within federal right-of-way and as such significant interface took place with the land management agency. Swinerton Management & Consulting provided project and construction management services to the Trust and worked directly with CalTrans and consultant designers, engineers and other construction managers, as well as a multitude of project stakeholders to ensure the project was constructed in strict compliance with environmental, historic, cultural requirements and mandates.



SWINERTON BUILDERS

200 Linden Avenue Mixed-Use Condominium Development

LOCATION

South San Francisco, California

CLIENT

HISENSE REUS, LLC

ARCHITECT

BDE Architecture

VALUE

\$65 Million

DELIVERY METHOD

Design/Build

COMPLETION DATE

June 2019

PROJECT HIGHLIGHTS

- Sustainable Features
- Design Management Services
- Project and Construction Management Services
- For Sale Residential/Retail Mixed- Use Condominium Development
- Site Development
- Entitlements
- Building Permitting
- 20% Affordable Housing
- Luscious Amenities on Courtyard and Roof Deck Lounge
- Grade Parking Structure
- Transit Oriented Development in the Downtown Station Area

REFERENCE

Mr. Ken Cui
Project Manager
HISENSE REUS, LLC
235 Grand Avenue, Suite 201
SouthSan Francisco, CA 94080
Mobile: (415) 812-6338
Office: 650-392-0509
kencui@yahoo.com

FIRM LEAD

John Baker
(415) 710-8059



The 200 Linden Avenue Project is the First For-Sale Mixed-Use Condominium Transit Oriented Development in the Downtown Station Area Specific of South South Francisco.

The project will activate downtown area pedestrian zone, and it will provide opportunities for home ownership for much needed affordable housing in the region near the new CalTrain Station to be completed in Summer of 2019 and within close proximity to BART. The project is being design to capitalize on the existing robust public transportation system in the area and it will provide a robust transit incentive program to encourage future residents to get off their vehicles and into public transportation. Programs include e-bike sharing program, bike lockers, and transit pass program just to name a few. The project includes full demolition of the existing building and at grade public parking lot to make way to construct a 200,000 square-foot, eight-story mixed-use building, 85 feet in height, including 97 for-sale condominium units comprised of 24-one bedroom units, 68-two bedroom units and 5-three bedroom units, over approximately 7,030 square feet of retail space at street level. Twenty percent of the units (19 units) will be for-sale Below Market Rate (BMR) units. The project is comprised of one eight story building, with five residential stories over three above-ground garage levels. The project will also include the construction public improvements including major overhead utilities undergrounding, frontage improvements (street scape, sidewalks, ADA ramps, etc.).

Scope of services includes comprehensive project and construction management including; design management, procurement of project teams members (project architect, CEQA consultant, geotechnical, civil engineering, special Inspection and general contractor). Services also included management of overall project budget, land use entitlement approval coordination with City Planning, building permitting, and infrastructure permitting.



SWINERTON BUILDERS

USAA Real Estate Company - Program, Project Management and Owner Representative Services

LOCATIONS

California, Colorado, Texas and Washington

CLIENT

USAA Realty Corporation

ARCHITECT

Various

VALUE

\$1 Billion

COMPLETION DATE

2014 - 2020

DELIVERY METHOD

Developer / Builder
Negotiated GMP with
Design/Build MEP

PROJECT HIGHLIGHTS

- Historic Building Restoration
- Type V over Podium Construction
- Wrapped
- Mixed-Use Development
- High Rise Residential

REFERENCE:

Ms. Hailey Ghalib, AIA
Managing Director, Multi-Family Developments/Portfolio Manager
USAA Real Estate Company
(210) 641-8488
hailey.ghalib@usrealco.com

Mr. Roger Garcia, LEED AP BD+C
National Construction Director
USAA Real Estate Company
(210) 641-8382
roger.garcia@usrealco.com



Scope of services includes comprehensive program management / owner representative services from design through construction completion on multiple USAA Projects in Multiple States.

Swinerton is providing program, project management and owner representative services on multiple projects. Our services are comprehensive and including representing USAA at regularly scheduled meetings and conference calls, monitoring the preconstruction design phase of each project, all documents including development agreement, baseline project schedule, construction and bid documents, providing recommendations for the resolution of project-related issues requiring USAA direction/decision, periodic site visits, monitoring site safety practices, monitoring contractor and consultant performance, observe and monitor submittals, request for information, project schedule updates, buy-out and allowance processes, review finish specifications consistent with USAA standards for FFE, change management and claims analysis, monitor selection of project asset manager, monthly payment applications and draw package from developer/lender loan, monitor the overall project development budget and project close-out. Projects include:

- Waverly, Foster City, CA. 220 units; expected completion October 2017; and finished townhome site for 20 units (sale to 3rd party developer)
- Temescal (Baxter), Oakland, CA. 130 units; expected completion February 2018
- Grand & 12th Street, Los Angeles, CA. 320 units; expected completion July 2017
- Legacy Speer, Denver, CO. 314 units; expected completion December 2018.
- 2525 City View, Houston, TX. 256 units; expected completion August 2017
- Residence La Cantera Ph. II, San Antonio, TX. 300 units; expected completion August 2017
- Hanover Boulevard Ph. II, Houston, TX. 280 units; expected completion February 2019
- Broadstone First Hill, Seattle, WA. 401 units; expected completion October 2018
- Alta Laguna (55 Laguna, San Francisco, CA. 330 units; July 2016
- Alta Vista, Denver, CO. 281 units; December 2015
- Spring District, Bellevue, WA. 309 units; Aug 2017
- Holden Senior Housing, San Jose, CA 200 units; expected start of construction September 2017
- 1601 Lincoln Phase I, Santa Monica, CA 90 units; In Design
- The Village, Senior Housing, San Antonio, TX. 208 units; In Design

Oyster Point Development

LOCATION

South San Francisco, CA

CLIENT

City of South San Francisco

DEVELOPER ENTITY

Oyster Point LLC and Greenland USA

ARCHITECT/ENGINEER

Wilsey Ham Engineering
James Corner Field Operations

VALUE

\$1 Billion

COMPLETION DATE

Phase I - 2019

Phases II, III and IV - Within Ten Years

PROJECT HIGHLIGHTS

- Public-Private Partnership
- Disposition and Development Agreement
- Land Swap
- Development Agreement
- Successor Agency and Developer Funding
- Closed Land Fill (Refuse) Site
- Relocation of Refuse and Recapping
- Leachate Monitoring and Methane Detection
- Marine Dock / Boat Slips
- Palm Promenade and Recreational Amenities
- Public Beach
- BCDC Bay Trail
- Sensitive Marine Habitat
- Public Roads - Maintain Full Public Access
- Parcel for Hotel

REFERENCE

Ms. Marion Lee
Assistant City Manager
City of South San Francisco
South San Francisco, CA
(650) 829-6619
marion.lee@ssf.net

FIRM LEAD

Mr. Dennis Wong
(415) 652-0496

GATEWAY VIEW TOWARDS THE BAY



Program Management Services for the City of South San Francisco City Manager's Office to represent the City and its Successor Agency to deliver Precise Plan Phase 1 Improvements that includes 20 Acres of new City-Owned Public Open Space, Recreational Facilities and Amenities, repair of Landfill Erosion Cover, Six Acres of Public Road Network with Utilities and creation of 10 Acre parcel for Developer to Construct 508,000 square-foot of Life Science Office Buildings.

In 2011, the Oyster Point Specific Plan was approved to allow for development of 2.25 million square feet of office/R&D uses across 41 acre developer-owned site and across adjacent 40 acre site owned by City of South San Francisco. Phase I design and construction is managed by developer with joint participation and support by City Staff and consultants. Swinerton leads coordination of staff resources to respond to OPD design program and track program expenditures and budgets associated with multiple funding sources in addition to developer funding. Construction will be coordinated with San Mateo Harbor District which manages the Marina under a Joints Power Authority with the City of South San Francisco. Construction for Phase I will begin in 2017 and completed in 2019. Swinerton is also providing support for early planning and programming of City projects in Phase II which may include improvements for marine support facilities and recreational amenities.

SWINERTON BUILDERS

TRINITY PLACE 1190 MISSION STREET – PHASES II, III & IV

SAN FRANCISCO, CALIFORNIA



CLIENT

Trinity Properties LP

ARCHITECT

Arquitectonica

SQUARE FOOTAGE

Phase II: 338,000 SF

Phase III: 962,000 SF (including garage)

Phase IV: 742,000 SF (including garage)

CONSTRUCTION COST

Phase II: \$75,000,000

Phase III: \$256,000,000

Phase IV: \$235,000,000

DATE COMPLETED

Phase II: June 2013

Phase III: Projected Completion: March 2017

Phase IV: Preconstruction in progress; Project Completion: April 2020

PROJECT HIGHLIGHTS

- Fast-track Schedule
- New Construction
- Concrete Structure
- Multi-phased Construction

Swinerton recently completed Phase III of this multi-phase, high-rise residential project on San Francisco's 8th Street between Market and Mission Streets.

Phase II – With 22 stories, the second complex of the four-phase Trinity residential project features 418 studio and one-bedroom units. This concrete structure contains post-tension floor slabs, a mat foundation, and a full basement. The exterior skin of the building consists of precast concrete panels with punched windows and window walls. The ground floor includes the residential lobby, a residential leasing office, and retail space. The basement provides space for an exercise facility, MEP facilities, and back-of-house facilities.

Phase III – This phase includes a 19-story residential tower with six levels of below-grade parking. The sculptural L-shaped complex complements the existing towers of Phases 1 and 2 with an exterior of precast concrete panels and glazing. Residents will have their pick of 546 studio, one-bedroom, and two-bedroom units featuring spacious floor plans and high-end finishes. Ground-level retail and restaurant space will facilitate true city living.

A landscaped plaza spans between the towers of Phases 2 and 3 for a 40,000-square-foot green oasis amidst the concrete bustle of the neighborhood. Modern water features and sculptural elements of mythic proportions—including a giant dove and a 90-foot-tall steel representation of the Roman goddess of love, Venus—make a visit to this urban garden no ordinary stroll in the park.

399 FREMONT STREET

SAN FRANCISCO, CALIFORNIA



CLIENT

UDR, Inc.

ARCHITECT

Solomon Cordwell Buenz

SQUARE FOOTAGE

596,240

CONSTRUCTION COST

\$195,000,000

DATE COMPLETED

March 2016

PROJECT HIGHLIGHTS

- Tight Urban Site
- Fast-track Schedule
- Core & Shell Construction
- Type 1 Concrete Structure
- LEED Silver Certified
- Winner, ENR's 2016 Global Best Project
- 2016 ENR Regional Best Projects Award, California Region - Residential/Hospitality Category

REFERENCE

Deiadra Burns

UDR Inc.

972.774.0552 | dburns@udr.com

399 Fremont is a 42-story residential tower featuring 452 luxury rental units, modern amenities, expansive views of the Bay, and 238 underground parking spaces located in San Francisco's Rincon Hill.

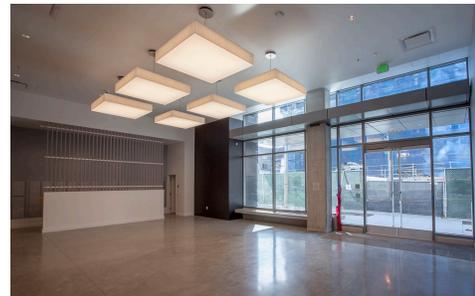
The project's massing bridges the scale between the lower, downhill residential buildings and the large towers on Rincon Hill's summit by placing an eight-story podium block to hold the Fremont Street frontage. A sleek glass and aluminum clad tower anchors the high point of the site. The podium's and tower's top floors house the development's common amenity spaces that include a roof-top "sky lounge," library, various conference rooms, a swimming pool-day spa-fitness center on Level 5, a dog park on Level 3, and an outdoor terrace overlooking the San Francisco Bay and skyline. It also includes four above-grade and three below-grade levels of parking, and 4,000 SF of retail space on the ground floor.

The project required dealing with complex logistics issues, especially limited work space requiring detailed equipment/material planning and complex coordination of contractors. Despite many challenges, including overseas procurement of curtain wall from China, cabinets from Germany, and window washing equipment from Italy, and a force majeure port slowdown affecting the entire West Coast, we delivered this project nearly two months ahead of the original completion date. In addition, 399 Fremont was one of two Swinerton projects in San Francisco to earn the Cal/OSHA designation of Voluntary Protection Program – Construction (VPPC). At the time, only two projects in the City of San Francisco had this designation.

A. DEVELOPMENT TEAM & EXPERIENCE

1400 MISSION STREET

SAN FRANCISCO, CALIFORNIA



CLIENT

Tishman Speyer
Maracor Development

ARCHITECT

Brand + Allen Architects

SQUARE FOOTAGE

241,745

CONSTRUCTION COST

\$55,500,000

DATE COMPLETED

July 2015

PROJECT HIGHLIGHTS

- Tight Urban Site
- Fast-track Schedule
- Core & Shell Construction
- Parking

REFERENCE

Brad Dickason
Maracor Development
415.295-4501 ext. 2
bdickason@maracordev.com

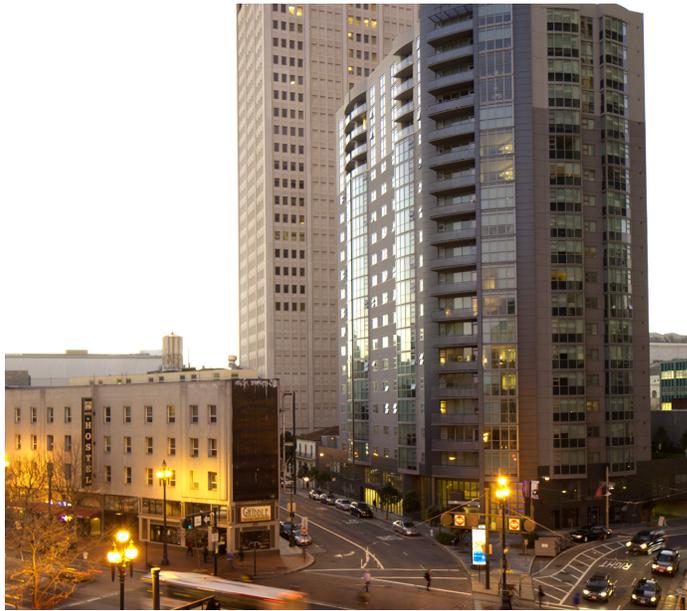
1400 Mission is an affordable condominium project located in the heart of San Francisco's revitalized Mid-Market neighborhood. It is a 15-story, mixed-use residential high-rise building with 190 for-sale units. 167 units serve as the off-site BMR requirement for a separate project located at 201 Folsom Street in San Francisco.

The ground floor contains retail space, a residential lobby, garage entry, MEP infrastructure and common area amenities (trash chute area). The ground floor provides approximately 38 parking spaces accommodated with hydraulic lifts and are mechanically ventilated. The residential units are on the second floor through the 15th floor. An accessible landscaped terrace area is on the second floor. Two elevators and two stair towers service the residential floors. The approximate gross area of the project is 241,745 square feet.

The project is a type 1A structure and designed in accordance with 2010 California Building Code and 2010 San Francisco Building Code Amendments. The Structure is a poured-in-place reinforced concrete frame with post tension slabs and concrete sheer walls. The Exterior skin is a complementary combination of precast panels with punched windows on the two lower towers and a unitized curtain wall system on the taller tower.

ARGENTA CONDOMINIUMS

SAN FRANCISCO, CALIFORNIA



CLIENT

ANKA Property Group

ARCHITECT

Perkins & Company

SQUARE FOOTAGE

262,200

CONSTRUCTION COST

\$60,000,000

DATE COMPLETED

August 2008

PROJECT HIGHLIGHTS

- Tight, Urban Site
- Market-rate Condominiums
- Type 1 Concrete Structure
- Core & Shell Construction
- Interior Improvements

REFERENCE

Michael Tracy

(3rd party owner's representative)

Project Management Advisors

650.491.8831

miket@pmainc.com

Swinerton provided core and shell construction and interior improvements to the Argenta, a new 23-story, 262,000-square-foot, concrete-frame condominium building at a busy, tight location near San Francisco's Civic Center. The Argenta features 179 one- and two-bedroom units with mid-market finishes including Caesar stone and Italian marble white countertops and GE/Fischer Paykel appliances. A three-level garage provides parking for 137 cars (2 levels below-grade, 1 level on-grade). The project scope includes: two retail spaces and lobby on the ground level; one retail space, gym, parking, locker room, stretching room, podium on the second floor; a terrace/patio, lounge and 9 residential units on the third floor; and 10 residential units per floor on floors 4 through 20.

A. DEVELOPMENT TEAM & EXPERIENCE

BDE ARCHITECTS

SAN JOSE | CA 121 TASMAN DRIVE



DEVELOPER: **LCOR**
UNITS: **174 UNITS**
DENSITY: **61 DU/AC**

Completed in 2012, this three-story, over-podium project recently set a record high for price per unit in the San Jose apartment market. Located adjacent to the Tasman Station light rail, the vibrant community was designed as a transit-oriented-development (TOD), and has abundant amenity space for the residents to enjoy. The lush landscaped courtyard features a pool, a recreation center, and ample seating areas, as well as a bocce ball court.



WWW.BDEARCH.COM

DUBLIN | CA DUBLIN APARTMENTS



DEVELOPER: **BAY WEST**
UNITS: **313 UNITS**
DENSITY: **64 DU/AC**

The Dublin Apartments development has been designed as a 313 unit transit oriented project, located adjacent to the Dublin BART station. A large portion of the project is a multi-use retail podium facing Dublin Blvd., with four (4) stories of residential use above. Shops, cafes, and restaurants activate the primary street frontage. The rest of the project consists of 4 story residential buildings wrapped around a 5 story parking garage. Multiple landscaped courtyards offer a range of different experiences and added privacy and amenity to the residential units. The overall project is intended to be a commuter hub with built-in amenities and convenience.



WWW.BDEARCH.COM

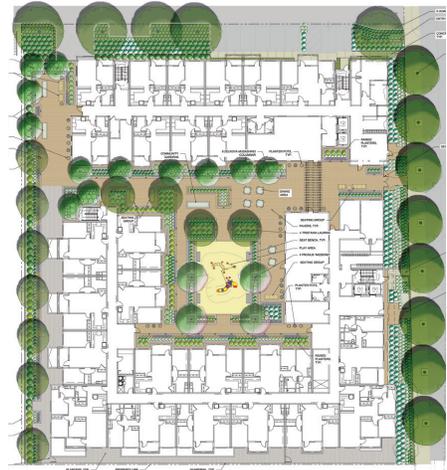
A. DEVELOPMENT TEAM & EXPERIENCE

SOUTH HAYWARD | CA EDEN HOUSING



DEVELOPER: **EDEN HOUSING**
UNITS: **151 UNITS**
DENSITY: **105 DU/AC**

Combining Senior and Family Housing on one podium, this multi-generation project completed in 2016 is the first phase of a larger development project centered on the South Hayward BART station. The project features a shared podium courtyard with community gardens and a combined outdoor gathering space for both Senior and Family residents.

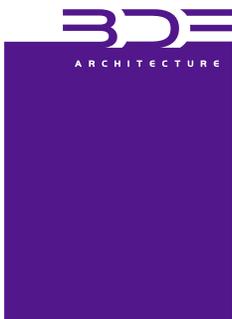


WWW.BDEARCH.COM



DEVELOPER: JOE MONTANA - KURT WITTEK
UNITS: 206 UNITS
DENSITY: 71 DU/AC

Situated immediately adjacent to the South Hayward BART parking lot, this TOD housing qualified for funding from the California State Prop 1-C grant program. The large lushly planted courtyard features a large pool and spa, gourmet kitchen, fitness center and community room. The 206 unit market rate apartment project is four levels of wood frame construction over a concrete podium garage with 233 parking spaces.



WWW.BDEARCH.COM

A. DEVELOPMENT TEAM & EXPERIENCE

WALNUT CREEK | CA VAYA



DEVELOPER: **BLAKE GRIGGS PROPERTIES**

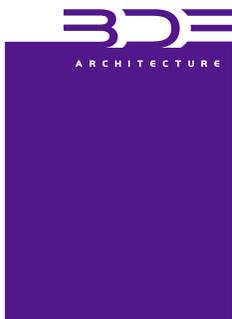
UNITS: **178 UNITS**

DENSITY: **100 DU/AC**

Vaya at Walnut Creek is an infill, transit-oriented, multi-family housing development project consisting of 178 market-rate residential apartments on a 1.78 acre site. Located directly across from the Walnut Creek Bay Area Rapid Transit (BART) station, Vaya provides high-density housing near a major transit hub and gives residents convenient access to downtown San Francisco and other employment centers throughout the Bay Area. Vaya is just a short walk from the world class shopping, dining, and cultural attractions of Downtown Walnut Creek.

This podium project consists of five stories of residential space, two stories of garage, and a variety of amenities, featuring a fitness and yoga room, pool and spa (as well as a spa for pets), a bike workshop, outdoor BBQs and movie areas, and a roof top lounge and deck.

Completion of construction is anticipated for Spring of 2018.



WWW.BDEARCH.COM



DEVELOPER: **BLAKE | GRIGGS PROPERTIES**
ARCHITECT: **BDE ARCHITECTURE**
DENSITY: **85 DU/AC**

Walnut Creek Transit Village is a mixed-use, multi-family apartment development containing 358 residential units, over 14,000 sf of ground floor retail space and 511 parking spaces located on a 4.19 acre site immediately adjacent to BART.

The project will include a full range of common area amenities including fitness center, 2-story resident lounge with gaming area, business lounge, roof top deck, pool and spa, BBQ area, bike repair and storage area, on-site storage and pet amenities.



www.bdearch.com

A. DEVELOPMENT TEAM & EXPERIENCE



1450 FRANKLIN | SAN FRANCISCO

- 67 UNITS
- FOR-SALE-CONDOMINIUMS
- URBAN MIXED-USE



1515 SOUTH VAN NESS | SAN FRANCISCO

- 157 UNITS
- URBAN MIXED-USE
- 39 BELOW-MARKET-RATE HOUSING



THE AUSTIN @ 1545 PINE | SAN FRANCISCO



- 104 UNITS
- FOR-SALE-CONDOMINIUMS
- URBAN MIXED-USE



THE REVERE @ 1725 BASCOM AVENUE | CAMPBELL



- 168 UNITS
- URBAN MIXED-USE

BDE
ARCHITECTURE

A. DEVELOPMENT TEAM & EXPERIENCE



3000 BROADWAY | OAKLAND



- 127 UNITS
- URBAN MIXED-USE
- HISTORIC PRESERVATION

THE KNOX @ 645 TEXAS STREET | SAN FRANCISCO



- 91 UNITS
- URBAN MIXED-USE
- FOR-SALE-CONDOMINIUMS
- 11 BELOW-MARKET-RATE HOMES



A. DEVELOPMENT TEAM & EXPERIENCE



875 CALIFORNIA STREET | SAN FRANCISCO



- 44 UNITS
- FOR-SALE-CONDOMINIUMS



CITY CENTER PLAZA | REDWOOD CITY



- 81 UNITS
- BELOW-MARKET-RATE HOUSING
- URBAN MIXED-USE

A. DEVELOPMENT TEAM & EXPERIENCE



RADIUS APARTMENTS | REDWOOD CITY



• 264 UNITS

• TRANSIT-ORIENTED-
DEVELOPMENT

INDIGO LUXURY APARTMENTS | REDWOOD CITY



• 463 UNITS

• URBAN MIXED-USE

• TRANSIT-ORIENTED-
DEVELOPMENT

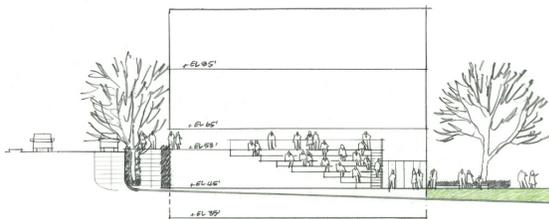
BDE
ARCHITECTURE

A. DEVELOPMENT TEAM & EXPERIENCE

SWA



Concept Design Site Plan.



EL CAMINO BLVD LIBRARY / POLICE & RECREATION FACILITY AMPHITHEATRE / STAGE

SECTION/ELEVATION FROM CHESTNUT AVENUE
1'-0"

Site topography enhances function and interest.

Client: City of South San Francisco

Architect: Group 4 Architecture, Research + Planning, Inc.

Size: 7 acres

Scope:
Master Planning

South San Francisco Community Civic Campus

South San Francisco, California

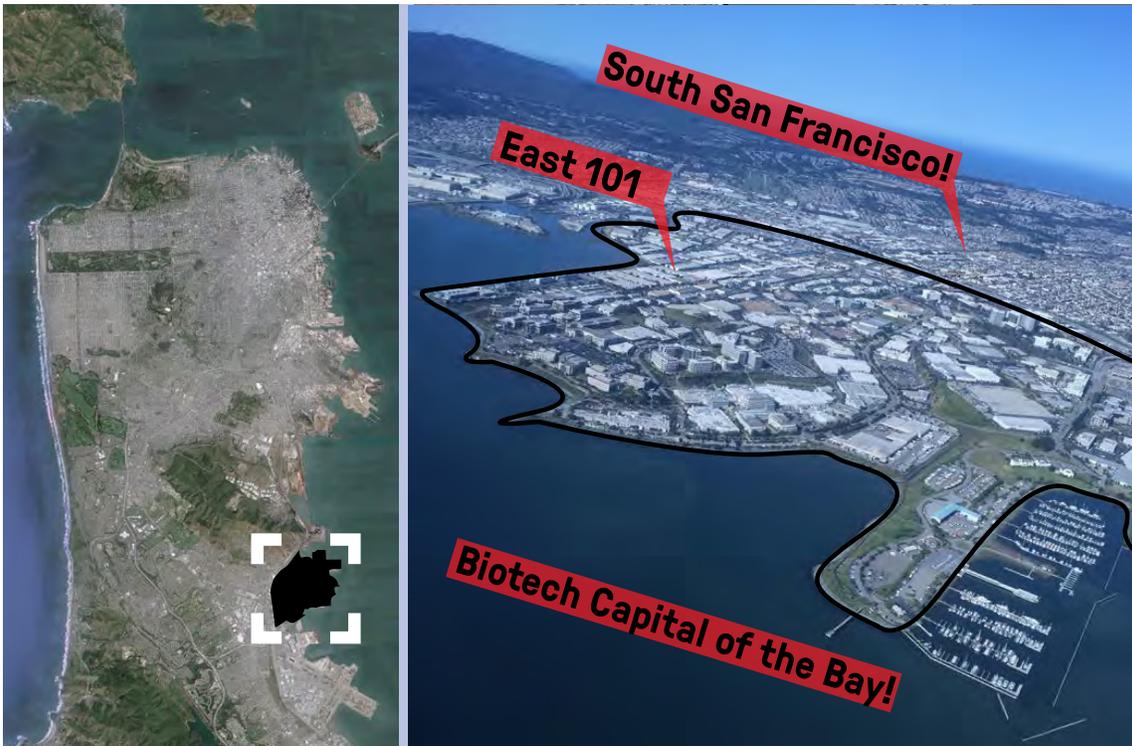
SWA collaborated with Group 4 to create a site plan which helped the city select the preferred site for a new Civic Center with Council Chambers, Library and Community Center, and Police Department. The challenging site includes a narrow 100' wide parcel with up to 20' of grade change between El Camino Blvd. and a BART right-of-way restricted to open space. The Concept Design includes a Civic Plaza and open space, while minimizing surface parking. The Library and Community Center entrance on El Camino takes advantage of its perched setting and the campus is orchestrated to views of San Bruno Mountain. The entrance offers a grand stair / terraced gathering space for Council pre-function and programmed events. The campus completes Centennial Way Trail, providing regional multi-use connectivity, and sets up three redevelopment parcels for mixed use along Colma Creek.



The plan provides for a Public Living Room.



San Bruno Mountain provides a significant backdrop to the civic community campus.



The best talent in biotech is hungry for an urban environment

Owner Contact Information:

Sam Bautista,
Engineering Division
City of South San Francisco
315 Maple Avenue
South San Francisco, CA 94080

Client Contact Information:

see Owner

Reference Contact Information:

see Owner

Other Consultant Team Members:

Michael Aronson
Kittelson & Associates (Transportation)

Office:

San Francisco

Project Team:

Rene Bihan, Daniel Cunningham, Ashley Langworthy, Ben Waldo

Project Type:

Urban Design

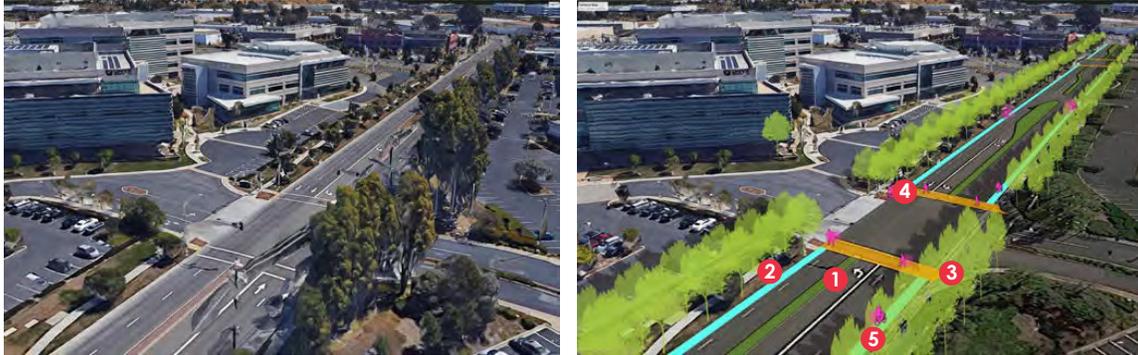
SSF Urban Planning | SFNs604

South San Francisco, California

This is the next phase of SFNs603 East of 101 Planning.

The Bay Area as a whole is experiencing rapid growth, and South San Francisco is no exception. Once home to a cutting-edge steel and ship-building industry, “South City” has evolved into a global center of biotechnology.

South San Francisco is severely bisected by the Bay Shore freeway and Caltrain lines which cut off the downtown business and residential neighborhoods in the West, from the major biotech employers in the East. Current development within the city, including thousands of new residential units, and the growing bio tech & research market has prompted the city to improve, and introduce missing infrastructure in the piecemeal development that is the East of 101 neighborhood.



SWA worked with city planners, and traffic planners to make recommendations of improvements for the major roads and intersections in the East 101 district.

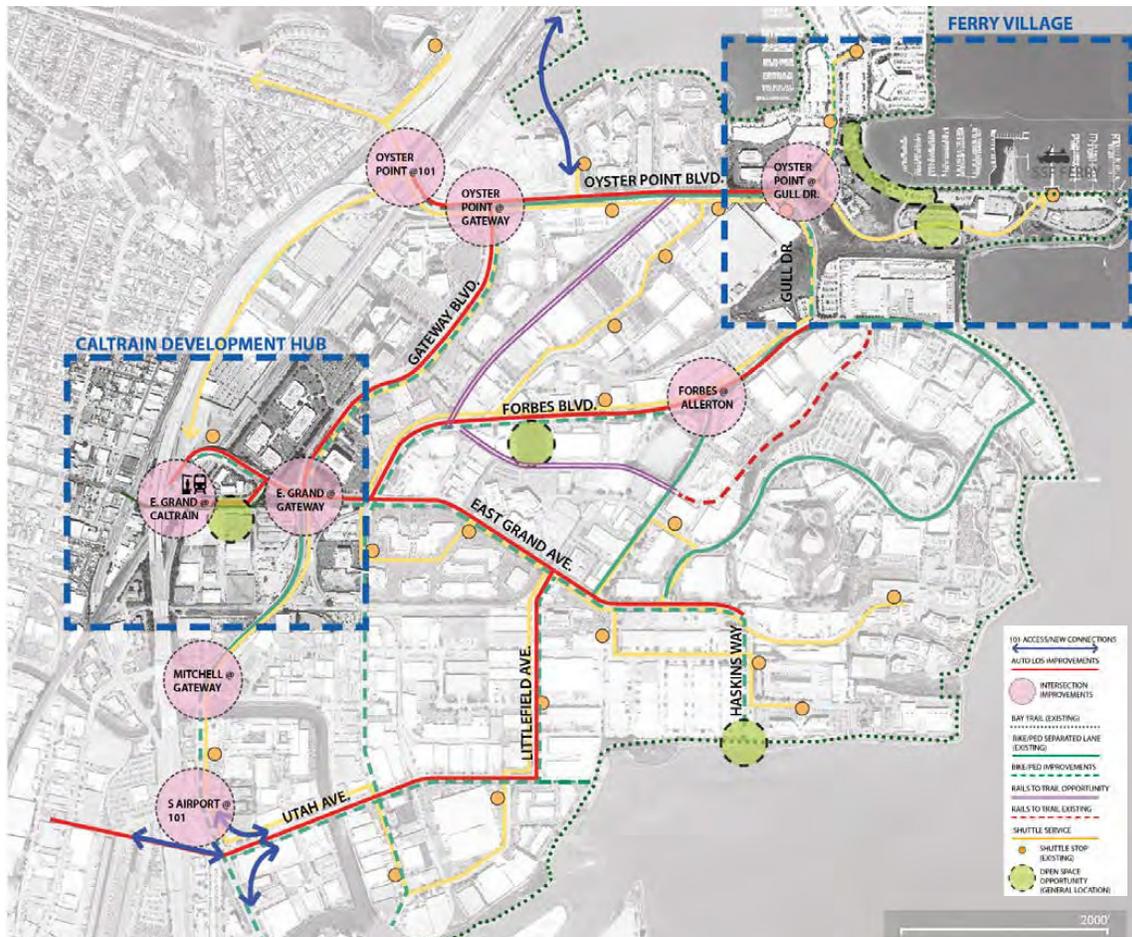


SWA also worked with planners to identify key opportunities for city acquisition to create public parks. After these key areas were identified SWA created conceptual plans to inform city officials of the scale of possibilities of parks adjacent to progressing development.



A. DEVELOPMENT TEAM & EXPERIENCE

swa



SWA worked with city planners to develop the master plan and prioritize improvements in the East 101 District.

The Eastern 101 district is the third largest bio technology hub in the world, home to Genentech, Verily (Google's new life science division), and other world leaders in biotechnology. Historically this neighborhood has been exclusively zoned R&D, until recently when mixed-use development has been planned in the area that will bring thousands of new residential units.

As the biotechnology hub has grown and the labor market has changed, the best talent in biotechnology and high-tech have a desire for an urban, mixed-use environment. The South San Francisco 20-year Downtown Specific Plan includes transit-oriented high density, mixed-use commercial and residential properties East of 101. The plan also calls for additional pedestrian and bicycle improvements along with green spaces, plazas, parks and paths in the neighborhood. The centerpiece of the plan will be the new Caltrain station and plaza, which will connect South City with downtown San Francisco.

SWA San Francisco created a plan for future development, transportation, and connections that will ultimately tie together this divided city.



The existing character of East 101 is an industrial car dominated neighborhood.



SWA SF worked with city planners to in vision how this industrial neighborhood will develop into a transit oriented, mixed-used community.

East 101 Urban Planning

A. DEVELOPMENT TEAM & EXPERIENCE

Foster Square | Foster City, California



Foster Square is a vibrant new senior housing neighborhood in Foster City accommodating 200 market-rate condominiums, 160 units of assisted living, 66 affordable senior homes, 30,000 SF of commercial space, a public plaza, and a park. The landscape design reinforces the neighborhood's urban design framework of an interconnected, pedestrian-scale network of streets, landscaped paseos, gardens, activity nodes and public gathering spaces. A major goal is to link residents and visitors via tree-lined pedestrian ways and streets to public uses in the civic center district. Plant materials emphasize native, water-conserving species well-adapted to the unique micro-climatic and soils conditions of Foster City.

Client	Project Size
The New Home Company	15.5 acres/6.27 ha
Scope of Work	Architect
Site Planning	BAR Architects
Public Realm Design	Perkins Eastman
Landscape Concept Design	Architects
Design Development	
Construction Drawings	

swa

Stanford West Apartments | Stanford, California



SWA provided planning, approvals processing, and full landscape architectural services for this project located in the Sand Hill Road corridor of the Stanford University Campus. The project consists of 630 multi-family units and is oriented to employees at nearby employment centers such as the campus, medical center, and research park.

SWA has placed a special emphasis on maintaining the riparian corridor with native planting, using consideration when dealing with the archaeologically sensitive areas of the site, as well as existing recreation trails and landscape amenities such as parks and play areas. The internal street grid, architectural and landscape elements are designed to recall the traditions of existing older neighborhoods in Palo Alto and Menlo Park.

Client

Stanford Land,
Buildings and Real
Estate

Architect

BAR Architects

Award

Pacific Coast Builders
Conference Gold Nugget
Merit Award

Scope of Work

Master Planning
Landscape Architecture

Project Size

25 ac/10 ha
630 units

swa

A. DEVELOPMENT TEAM & EXPERIENCE

UC Davis West Village | Davis, California A Zero Net Energy Community



The University of California initiated West Village as a campus expansion project to provide much-needed housing for students, faculty, and staff. SWA's Implementation Plan and landscape design built on core principles of housing affordability, environmental responsiveness, and quality of place to create the nation's largest planned Zero Net Energy community. The landscape weaves together new buildings, integrates site drainage into a hierarchy of parks, sports fields, and trails, and creates a green framework for livable and healthy neighborhoods with bicycles as the primary mode of connection.

Client	ULI Global Award for Excellence
West Village Community Partnership LLC	ASLA Northern California Chapter Merit Award
SWA Scope	Green/LEED-Rated Design Elements
Site Planning	Largest Zero Net Energy Community in the US; stormwater detention and retention ponds; permeable paving; photovoltaic panels; solar thermal collectors; passive cooling of building and pavements
University Approvals	
Landscape Architecture	
Project Size	
130 ac/52.6 ha	
Awards	
SCUP Excellence Awards, Landscape Architecture-Open Space Planning and Design	

swa

Sunnydale HOPE San Francisco Housing | San Francisco, California



Pedestrian Center

Sunnydale is a public housing project in the Visitacion Valley neighborhood of San Francisco built in the 1930s. SWA developed a master plan that will transform Sunnydale into a progressive, safe, and enriched mixed-use and mixed income neighborhood. When completed, Sunnydale Housing will be transformed into a model community of sustainability and green design. Sunnydale is certified LEED ND Gold.

The planning and design process incorporated extensive public participation including resident interviews, meetings with community based organizations, workshops conducted in four languages, educational series, and site tours. This process empowered residents to become advocates for the design and planning efforts, and become stewards of their own community.

Client

Related Company of California
Mercy Housing
Merrill Morris Partners,
Landscape Architects

Project Size

Site: 50 ac/20 ha
Landscape: 15 ac/6 ha

Architect

VMWP Architecture

Scope of Work

Master Planning
Public Outreach and
Participation

Award

ASLA Northern California Chapter Merit Award for Analysis, Research, Planning and Communication



A. DEVELOPMENT TEAM & EXPERIENCE



Santana Row Residential | San Jose, California



The client's vision called for a variety of design styles to create a town center with an impression of growth over time. This theme is expressed in building elevations as well as landscape design. The restaurants and boutique retail stores on the main street are topped with the apartments, condominiums, lofts, and the boutique hotel. The streets themselves have an "European" flavor. The 40-acre site contains 680,000 square feet of retail space including a shop/boutique-lined main street, 1,200 residences, 200 luxury hotel rooms, 15 to 20 restaurants, and entertainment facilities in a setting of landscaped parks, plazas, and streetscapes.

Client

Federal Realty
Investment Trust

Scope of Work

Landscape
architectural services

Project Size

14 blocks, 40 acres /
17 ha

Architect

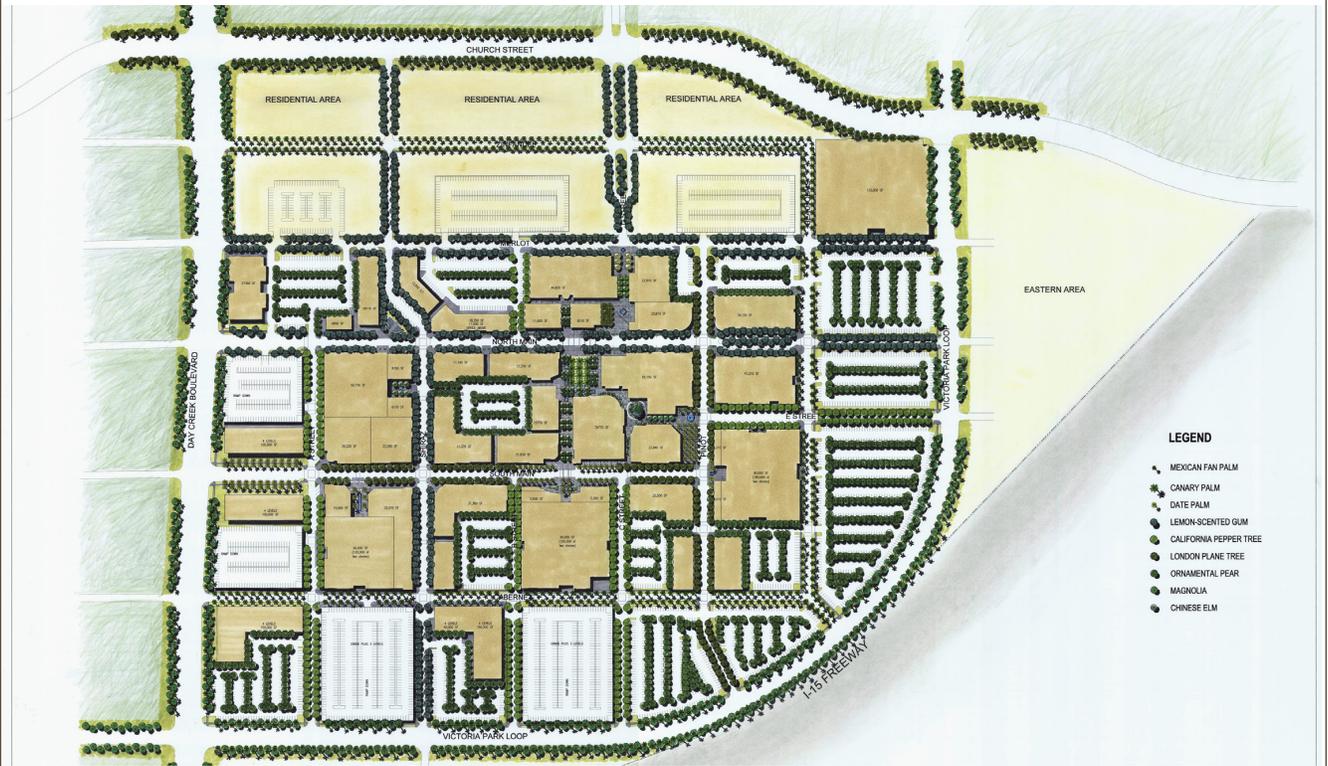
BAR Architects

Award

Builder Magazine
Project of the Year
Consulting Engineers
and Land Surveyors of
California Engineering
Excellence Award
Silicon Valley/San
Jose Business Journal
Structures Award,
Project of the Decade

swa

A. DEVELOPMENT TEAM & EXPERIENCE



Victoria Gardens | Rancho Cucamonga, California



This 147-acre downtown combines the best traditions of western American town centers with the social and planning demands of the early 21st century. Retail, office, residential, civic, and cultural uses are placed within the landscaped urban experience of a traditional main street environment. The landscape framework for Victoria Gardens is a grid of local streets and sidewalks with a town square, plazas, paseos, and parks distributed throughout the downtown district. The streetscape trees are planted in beds of native shrubs and groundcovers to further enhance the garden heritage of the project.



Client

Forest City Development

Scope of Work

Master Planning

Landscape Architecture

Project Size

147 acres

Awards

ULI Award for
Excellence: The Americas
City of Rancho Cucamonga
Award for Design
Excellence



swa

A. DEVELOPMENT TEAM & EXPERIENCE



Diridon Mixed-Use Development | San Jose, CA



Diridon Station is a proposed mixed-use project in downtown San Jose. The site is adjacent to the SAP Center arena, and is within walking distance of bike trails and a train station. The project includes 2.7 acres of plaza and open space, 325 residential units, and 1 million sf of commercial uses. Our approach to the office public space was to break down the mega-block scale of the site by responding to the site's urban adjacencies. We want to pull people into the core of the site and maintain strong visual connections through the curation of digital projection, media walls, and large-scale art installations. Large gathering spaces and intimate garden courts are also planned. A shaded riparian zone is slated along the Guadalupe River's edge, while the residential tower is defined by its relationship to the adjacent Los Gatos Creek. Highly amenitized roof decks with pool and gardens provide a private outdoor experience while still addressing a connection to the public with a sheltered pavilion cantilevering over the building edge.

Client
Trammell Crow

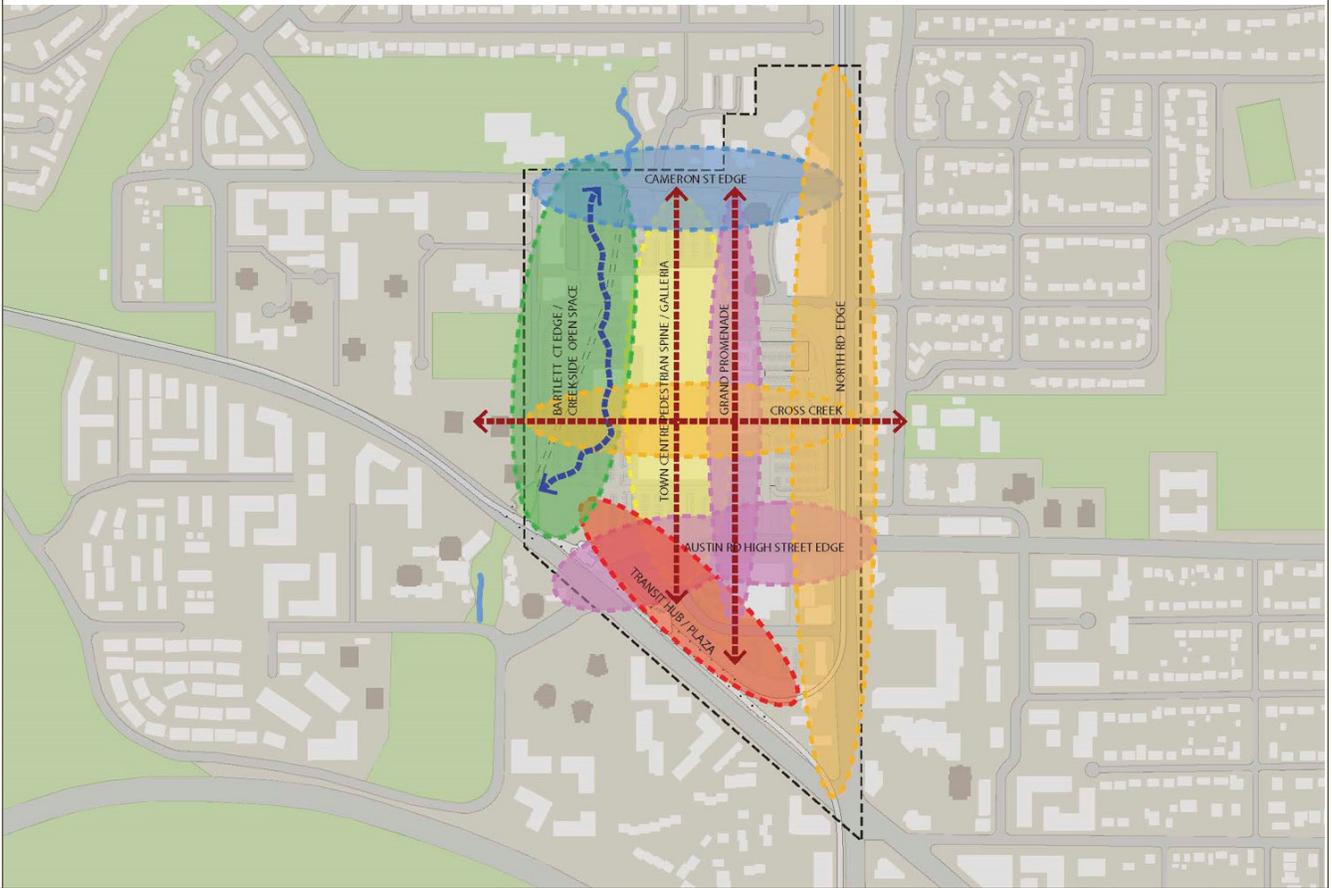
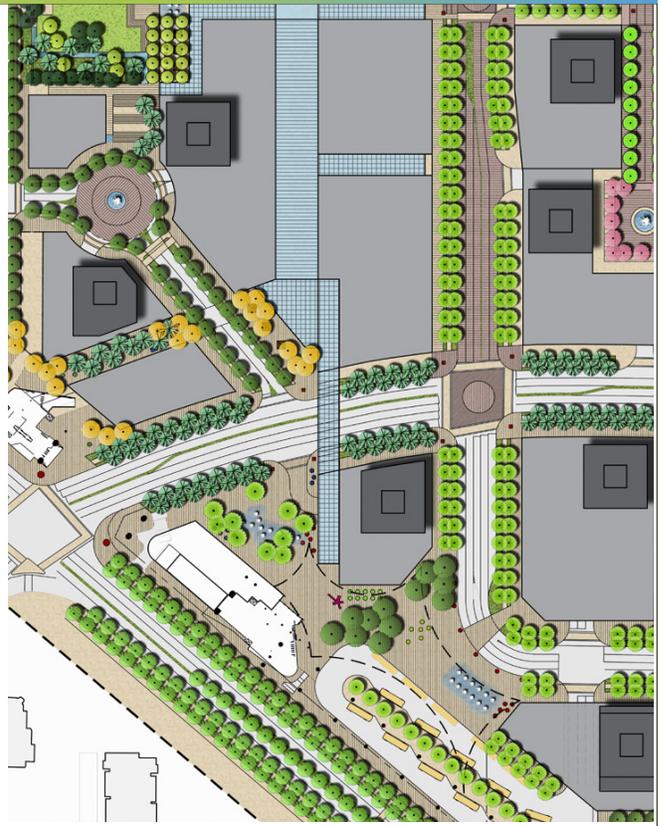
Scope of Work
Landscape Architecture

Project Size
8.3 acres

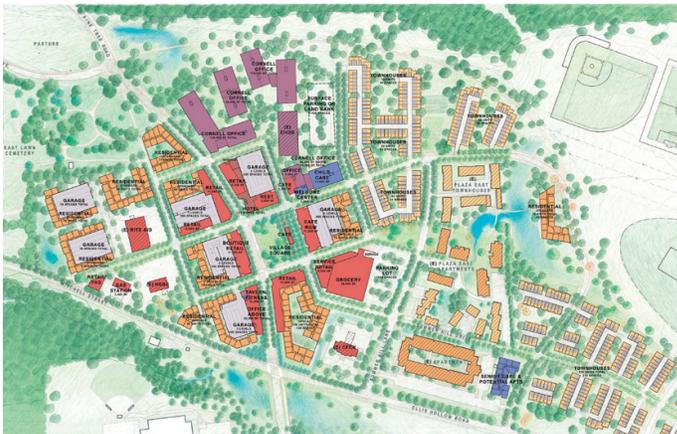
Architect
Gensler

swa

A. DEVELOPMENT TEAM & EXPERIENCE



Cornell East Hill Village | Ithaca, New York



East Hill Village transforms a 1970s single-story auto-oriented strip mall into an attractive, walkable, mixed-use neighborhood at a key gateway for Cornell University. A new Square lined with storefronts and a hotel creates the neighborhood's heart, and is surrounded by more than 1000 new residences and new University and spec office space for more than 1000 employees.

As East Hill Village takes shape, the site will provide another option for Cornell families to live close to campus, enjoy a rich mix of amenities in a striking natural setting, and walk, bike, or take transit to campus. The redevelopment surpasses LEED-ND certification and is a major step in Cornell University's efforts to achieve carbon neutrality.

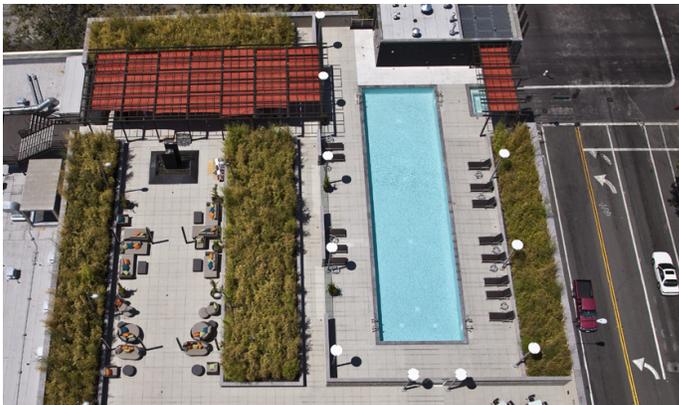
Client	Project Size
Cornell University Real Estate	100 ac/40.5 ha
Scope of Work	Architect
Urban Design	BAR Architects

swa

A. DEVELOPMENT TEAM & EXPERIENCE



The 88 | San Jose, California



SWA provided landscape architecture for this retail and 200-unit luxury condo tower project, located in the heart of San Jose's Cultural/Historic District.

At street level, SWA created the development's retail streetscape, which features "The Market" by Safeway. On the fifth floor, SWA created a lushly planted resort-like outdoor lounge with heated lap pool and hot tub, outdoor grill and resort seating.

A second phase will add a second tower with 200 more units.

Client
Wilson Meany

SWA Scope
Landscape Architecture

Architect
SB Architects

swa

A. DEVELOPMENT TEAM & EXPERIENCE



Larkspur Courts | Larkspur Landing, California



The project added 280 multifamily units into the abandoned stone quarry at Larkspur Landing. SWA was the lead designer responsible for the site plan, overall building massing, site grading, and open space improvements. SWA's services included working with the Civic Design Committee to develop a concept acceptable to the Planning Commission and City Council, and financially feasible for the developers and architects. The design includes a series of courtyards, buildings offering beautiful views to San Francisco Bay, with pedestrian pathways and park/recreation space at the project gateway.

Client

Lincoln Property
Company

Architect

Goes & Parket,
Architects

SWA Scope

Landscape Architecture

Award

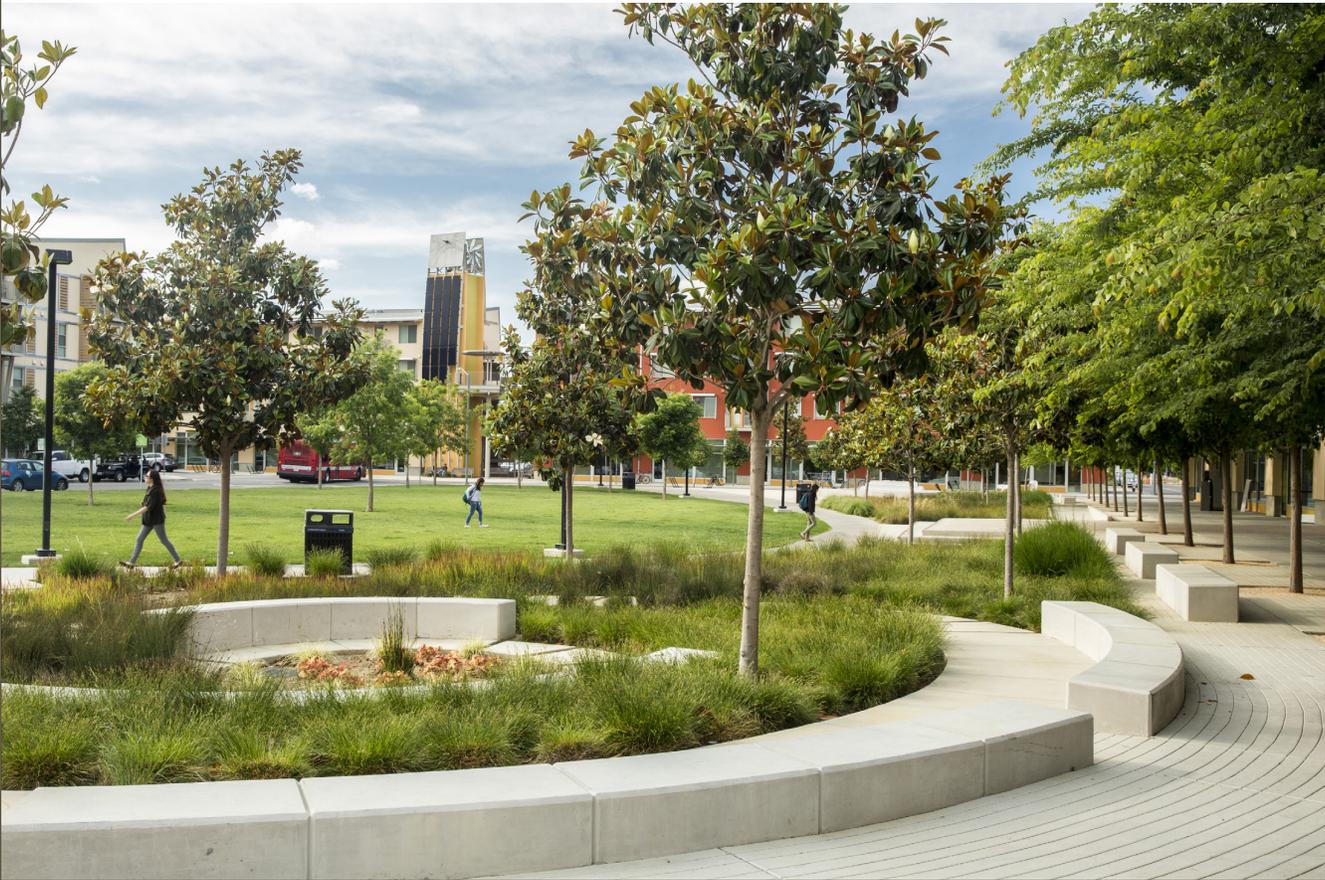
ASLA Northern
California Chapter
Honor Award

Project Size

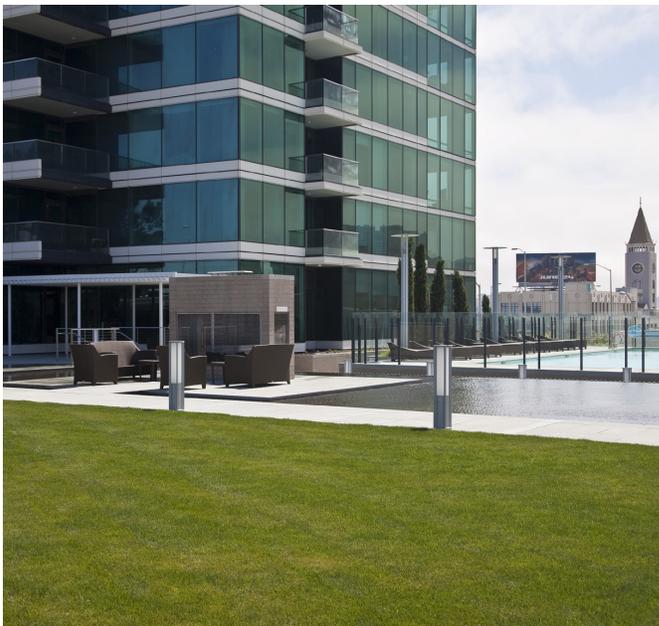
280 Multifamily Units

swa

A. DEVELOPMENT TEAM & EXPERIENCE



One Rincon Hill | San Francisco, California



This 700-unit project represents one of the first residential high-rise towers in San Francisco's mixed-use Rincon Hill district which offers excellent views of the Oakland Bay Bridge and the East Bay beyond.

SWA's landscape design uses public open space to provide a transition between the noisy, traffic-packed First Street onramp and the arrival drive for the towers, with street trees in raised planters and a bosque of trees at the pocket park. The second major landscape area, located on a podium above the five-level parking garage, offers residents a variety of outdoor spaces and lounge areas including a reflecting pool with a fireplace, a barbecue area, a swimming pool and spa, trellised gardens, a raised decomposed granite terrace with outdoor dining tables, and a bamboo privacy grove at the freeway edge.

Client

UrbanWest Associates of San Diego

Architects

Solomon Cordwell Buenz & Associates, Inc.

Scope of Work

Landscape Architecture

Korth Sunseri Hagey Architects

Project Size

1.8 ac/0.73 ha

swa

A. DEVELOPMENT TEAM & EXPERIENCE



NIBBI BROTHERS GENERAL CONTRACTORS

Vera Haile Sr. Housing / St. Anthony's

San Francisco, California



Completed

August 2014

Contract:

\$42,853,270

Architect

HKIT Architects
Dan Kallenbach

Owner

St. Anthony Foundation
Mercy Housing

LEED® Status

Silver

St. Anthony Foundation Dining Room and Social Work Center / Vera Haile Senior Community is located at 121 Golden Gate. It includes a 10-story, residential concrete high-rise with 90 units for low-income seniors.

The building provides food preparation and storage, a commercial kitchen and dining hall on the basement level, first and second floors. The third through 10th floors houses administrative offices and services, as well as 90 units of affordable senior housing.

The building features a communal dining room (43% larger than the previous St. Anthony's facility), the largest free clothing program in San Francisco, a social work center designed to help people move out of poverty, and the infrastructure to serve as a relief center in the event of a human or natural disaster.

The project recently received an AIA SF Special Recognition honor in the Social Responsibility category. In the panel's remarks, it was noted that "the project clearly supports the client's goal to further their mission to 'provide the poor of San Francisco with basic needs and services as a gateway to reclaiming their sense of dignity.'"

nibbi

A. DEVELOPMENT TEAM & EXPERIENCE

South San Francisco Conference Center

South San Francisco, California



Completion

1993

Contract

\$5,164,532

Architect

Group 4 / Architecture

Owner

City of San Francisco

This project was a seismic upgrade and expansion of an existing concrete tilt-up building. The expanded Conference Center features a large ballroom, meeting rooms, commercial kitchen and offices. The award-winning Conference Center is now a full service conference and convention venue with over 20,000 sf of meeting space.

The Exploratorium

San Francisco, California



Completed

November 2012

Contract

\$151,874,118

Architect

EHDD Architects

Owner

The Exploratorium

LEED® Status

LEED Platinum and net-zero energy

Awards

2016 AIA Committee on the Environment Top 10 Green Projects

2013 Engineering News Record Best Green Project in Northern California

2013 AIA National Committee on the Environment Top 10 Green Projects

2013 AIA S.F. Design Awards, Special Commendation

2012 Engineering News Record Best Photos

2012 San Francisco Business Times Real Estate Deals of the Year

2011 San Francisco Business Times Real Estate Deals of the Year Finalist

The new Exploratorium @ Piers 15 and 17, which blurs the definition of lab and museum, opened on the Embarcadero in 2013 after a two-year construction project involved underwater repairs to thousands of dilapidated piers, the renovation of an historic pier shed into exhibit and learning spaces, and construction of a new crystalline observatory building. The technically complex project, which spanned the length of three football fields over the water, doubled the space at the Exploratorium's old location at the Palace of Fine Arts with 422,166 sq. ft. inside and out. The refurbished historic shed, new Observatory building, and new outdoor spaces house the entire museum. Its 230,000 sq. ft. interior is dedicated to exhibitions, public programs, classrooms, a national center for teacher development, R&D for innovative ways to teach and learn, exhibit fabrication, a restaurant and cafe, museum stores, event space, and a room for visiting professionals and staff. Pier 17 includes a new apron for public access around the pier and a national center for teacher development.

The project is pursuing the goal of becoming LEED® Platinum and a net-zero energy facility; the largest, net-zero energy museum of its size in the world. Some sustainable building features include bay water heating and cooling, radiant floors throughout, roof water run-off returning to the bay, 16 percent of the roof runoff will be re-used for toilet flushing, an Energy Star roof with additional thermal insulation, 1.4 megawatts solar panels, no copper flashing or gutters that might harm the shellfish, waterless urinals, daylight galleries, and low-emitting materials with recycled content and certified wood.

nibbi

A. DEVELOPMENT TEAM & EXPERIENCE

Pier One

San Francisco, California



Completed

May 2001

Contract

\$42,755,128

Architect

Perkins & Will

Owner

AMB Property Corp.
The Port of San Francisco

Awards

2001 *San Francisco Business Times* Real Estate Deals of the Year Finalist

ALA and U.S. Dept. of Energy
Top Ten Green Design Projects

Urban Land Institute
Best Industrial Development and Restoration Project

Pier One marked the first project to advance into reality under the approved Port of San Francisco's Waterfront Redevelopment Plan in September of 1999. Listed in the National Register of Historic Places, Pier One was built in 1932 to warehouse and ship C&H Sugar across the United States. Nibbi worked with the State Historic Preservation Office in order to ensure the new construction would maintain the original character of the historic building.

The existing pier structure was seismically upgraded and new 48-in. and 20-in. steel-pipe piles were set into the Bay to add additional support to the structure. Inside, a two-story mezzanine level and extensive structural steel bracing were added to increase the floor area of the pier. Nibbi self-performed all the structural and architectural concrete work providing a new promenade for public access. A "history walk" through the lobby and along the historic rail track permanently displays century-old collections of waterfront photographs.

In addition to the core and shell work, Nibbi performed various tenant improvements. The office space was occupied during the tenant-improvement work and required some tenant relocation. In total, the project is 151,000 sq. ft. of Class A office space.

The project has been applauded for utilizing sustainable building materials and methods, resulting in the building operating at 10 percent greater efficiently than required by Title 24.

nibbi

Pier 70 Historic District

San Francisco, California



Est. Completion

October 2016

Contract

\$50 million

Architect

Marcy Wong Donn Logan

Owner

Orton Development

Located in the City's Central Waterfront between Mariposa and 22nd Street, the site has been recognized as a future National Historic District. For over 150 years, the pier has had a role in ship building and repair, as well as the development of the Western United States. The Historic District of Pier 70 features a collection of resources that look back at trends in architecture and design. Known for its industry relationships, as well as the manufacturing of vessels, the pier is also known for the works of many architects.

Scope of work includes providing a secure seismic upgrade, waterproofing and restoration to the current historic structures (7) to their original purpose, which is office and industrial. This includes restoring electrical, plumbing, and HVAC systems; landscaping, utilities, infrastructure and site work.

nibbi

A. DEVELOPMENT TEAM & EXPERIENCE

The Cliff House

San Francisco, California



Completed
November 2004

Contract
\$16,596,417

Architect
C. David Robinson Architects

Owner
Dan and Mary Hountalas
National Park Service / GGNRA

In January 2003, the ground-breaking ceremony for the Cliff House marked the beginning of a new era for San Francisco's famed legend. After 10 years of discussions, fund-raising and community involvement, the Cliff House renovation project entered its final stage: construction.

The scope of work for this project was complex. Three major components of the project included demolition and rebuilding of the Sutro Wing, interior and exterior restoration of the historic building, and improvements and additions to the terraces. The Sutro Wing held a visitors' center, gift shop and deli. It was demolished and replaced with a new 29,000-sq.-ft., two-story, steel-framed building consisting of the history museum, gift shop and a dining room with views of the Pacific Ocean, Sutro Bath ruins, Land's End and the Marin coastline.

As expected, restoration and seismic upgrade of the historic building proved challenging. The addition of the southern end of the building was demolished, and complete mechanical and ADA upgrades were performed. Exteriors added in the 1950s were removed, and the entire exterior was abated with a sodium bicarbonate blast and stripped down to the original raw concrete. This building holds the Bistro, which joins the dining room by a glass open-walled reception lobby and lounge.

Other changes and improvements included three public observation decks with southern, northern and western views, and the addition of a passenger elevator from the sidewalk to the Cliff Terrace. Nibbi worked with the owner, architect and National Park Service extensively during preconstruction to ensure that the project would meet the budget while accomplishing the goals of the owner, architect and the NPS.

nibbi



PROJECT EXPERIENCE

HUNTERS POINT SHIPYARD PHASE 2/CANDLESTICK POINT

San Francisco, CA

BKF is providing civil engineering services for the Hunters Point Shipyard Phase 2/Candlestick Point (HPS2/CP) project. This is an SFRA/OCII project.

- Approximately 650 acres of Mixed Use Development
 - 10,500 Residential Units
 - 3 million s.f. of Research and Development
 - Over 1 million s.f. of Commercial/Office
 - 220 Room Hotel
 - 330,000 s.f. of artist space and theatre
- All new infrastructure including over 14-miles of new roadway
- Improvements for over 8-miles of shoreline

BKF work efforts include:

Infrastructure Master Plans

BKF has developed Infrastructure Master Plans for Candlestick Point area of the project. The Plans include detailed modeling of the utility systems (water, storm, sewer) and extensive review by the SFPUC. The development of the Master Plan required setting new/updated criteria for infrastructure design.

Candlestick Point Hunters Subdivision Regulations

Most of the City of San Francisco 1982 Subdivision Regulations are outdated and do not apply to the current standards of infrastructure design. BKF has developed new technical requirements and created a project specific Subdivision Regulation for the HPS2/CP project. The new Subdivision Regulations have been reviewed extensively by the SFPUC and SFDPW staff.

Street Layout and Cross Sections

BKF has provided revised street layouts and street cross section coordination of 14-miles of roadway network. The street cross sections have been extensively reviewed the SFDPW, SFMTA, and the SFFD.

City Standard Plans and Specifications

Similar to the City Subdivision Regulations much of the City Standards Plans and Specifications are out dated and do not apply to current construction practice. BKF is developing Standard Plan details and Specifications for the infrastructure design and construction of the HPS2/CP project.

Major Phase and Sub-Phase Applications

BKF has assisted with the preparation and coordination of the Major Phase and Sub-Phase applications for the first phase of the HPS2/CP project.

Infrastructure Construction Plans

BKF, Telamon (SBE Joint Venture) and Carlson Barbee Gibson (sub-consultant) will develop infrastructure construction plans for the mixed use development.

Highlights:

- Demolition of Candlestick Park Stadium
- Redevelopment of Stadium Parking Lots
- Redevelopment of the Alice Griffith public housing area
- Redevelopment of former Navy Base
- Geotechnical Mitigation for Bay Mud settlement concerns



A. DEVELOPMENT TEAM & EXPERIENCE



PROJECT EXPERIENCE



MISSION ROCK SEAWALL 337, San Francisco, CA

SWL 337 will feature a major waterfront open space sweeping up from the Bay into a lively mixed-use neighborhood with office, residential, retail and recreational uses. Linking to the streets of Mission Bay, the proposed block pattern of SWL 337 is broken into eleven small city blocks to create a pedestrian friendly environment and provide views and paths to the park and water from all directions within and outside the district.

Open Space includes 6 acres of public open space including a 1.25 acre neighborhood square within the core of the development, and a 4.75 acre park directly on the Bay bringing people close to the water through a promenade that extends over the rip-rap and steps leading down to the water and to a kayak launch. Park to be activated by programs for family recreation, gatherings, performances and enjoyment of Bay and China Basin views. Rooftop gardens and playfields, primary streets and sidewalks are in addition to the 6 acres. Other pedestrian-oriented elements of the site include a new shared-use way with minimal vehicular travel linking AT&T Park with the new parking structure and a working waterfront along Terry Francis Boulevard adjacent to Piers 48 and 50.



THE PENINSULA MANDALAY & TERRABAY, South San Francisco, CA

The 332-acre Terrabay Development on San Bruno Mountain includes 106 acres for residential development, 40 acres for commercial retail use, 33 acres for recreational and public facilities, 153 acres open space for endangered butterfly habitat, wetlands, and a 5000-year old Native American shell mound.

Phase 3 includes a 14-story condominium tower adjacent to a 70 unit residential subdivision. The steep hillside site created a challenge for the grading and utility design. BKF incorporated 1,000 lf of retaining wall to create level pads for the townhomes and to help reduce the amount of mass grading. BKF's survey department provided construction staking and also prepared a final map for the subdivision.

For the Peninsula Mandalay Tower site, BKF provided the civil engineering design for site improvements, grading and utilities. The 132,000 s.f. tower building includes commercial and residential space including 112 high-end condominium units, four levels of parking. A 200-foot long and 60-foot high soil nail retaining wall is used to carve out a flat building pad from the hillside.



GENENTECH CORPORATION, South San Francisco, CA

Genentech Corporation Founders Research Center BKF provided civil engineering services for a \$61 million, 275,000 square foot design/build expansion project.

The project includes office and biotechnology research buildings. Various site improvements included surface parking for 200+ vehicles, a two-level parking structure, and site utilities. BKF provided topographic survey, schematic design, design development, preparation of construction documents for site improvements, and construction staking. Off-site improvements included modifications to the intersection of Point. San Bruno Blvd. and Grandview Ave., west of the site. Additionally, BKF provided utility master planning services for future development on an adjacent site.

Genentech, Building 6

The Building 6 project links Genentech's manufacturing facilities as a central hub. The building's location necessitated relocation of spine utilities and precise conforms to existing buildings, utilities and site improvements. Linking surrounding manufacturing buildings through a web of pedestrian bridges, Building 6 serves as a central hub within Genentech's manufacturing facilities. The building, situated within a former public street cul-de-sac, necessitated forethought and forward planning to relocate a network of existing utilities without impacting existing building users and provide a suitable pad from which to build.

Genentech Bay Trail

BKF was responsible for designing a half mile of 8' wide asphalt trail along the San Francisco Bay at the Genentech campus. The trail included numerous benches and picnic tables for very scenic waterfront viewing. The design included complete grading and utility design for the trail, picnic areas, and connection ramps to the existing parking lots. The project also included ADA accessible concrete and asphalt ramp design from the trail to the connecting parking lots and parking lot striping. The additional benefit of the design was to raise 1/3 of the trail to an elevation high enough to be above the high tide. The existing trail and landscaping was inundated by the high tide every winter, thus eroding the landscape and flooding the trail.

Genentech Central Utility Plant, Building 9

BKF provided surveying and engineering design services for the \$11 million rehabilitation of an existing facility and the extension of site utilities.

Genentech Process Science Center

BKF provided civil engineering and surveying services for site development for the original Phase One building, and for the new \$25 million Phase Two building expansion. The project included topographic survey, schematic design, design development, and construction documents for the building site and utility infrastructure.

A. DEVELOPMENT TEAM & EXPERIENCE

ICF

Firm Background

ICF Jones & Stokes, Inc. (ICF) provides multidisciplinary consulting and implementation services to address today's most complex management, technology, and policy challenges. Our work is primarily focused in four key markets: environment and infrastructure; energy and climate change; health and social programs; and homeland security. The firm provides end-to-end solutions to support clients through the entire project life cycle, from analysis and design through implementation and evaluation. Clients include federal, state, and local government agencies, as well as private sector clients, on a wide array of projects including infrastructure improvement, restoration, and planning projects, and compliance with mandated government programs.

ICF is a recognized leader in National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) compliance, having prepared thousands of environmental impact studies and related documents since the founding of the former Jones & Stokes in 1970. Bob Jones, one of the founders of Jones & Stokes, was instrumental in drafting the legislation that ultimately became CEQA in California. Shortly thereafter, Bob joined fellow biologist Jim Stokes to form Jones & Stokes, which rose to prominence in the fields of environmental planning and natural resources management. By the time it was acquired by ICF in 2008, Jones & Stokes was one of the most well-known and well-respected firms providing NEPA and CEQA compliance services.

ICF has literally "written the book" on guidelines for complying with environmental law and regulations. Many of our experienced specialists are also authors who have collaborated to write the following definitive publications on CEQA, NEPA, habitat conservation planning, and wetlands regulations that have become the industry standards for assisting planning professionals with compliance documentation:

- The CEQA Deskbook: A Step-By-Step Guide on How to Comply with the California Environmental Quality Act¹
- The NEPA Book: A Step-By-Step Guide on How to Comply with the National Environmental Policy Act
- Understanding the Habitat Conservation Planning Process in California: A Guidebook for Project and Regional Conservation Planning
- Wetlands, Streams, and Other Waters: Regulation, Conservation, and Mitigation Planning
- Endangered Species Regulation



Consistent with CEQA's guidance that environmental review should be completed as expeditiously as possible, there are a number of CEQA streamlining tools available to lead agencies, and these methods have become increasingly established and accessible over recent years. ICF is an industry leader in implementing streamlined analyses and training lead agencies and other practitioners in their use and application. We recently completed a project with the Southern California Association of Governments (SCAG) to establish CEQA streamlining procedures for the City of Los Angeles pursuant to Senate Bills (SB) 375, 226, and 743 and have conducted CEQA streamlining training sessions for staff at the City of Los Angeles Department of City Planning. Senior staff regularly give presentations on CEQA streamlining at conferences and other large training events.

Although we are able to draw expertise from all west coast offices, we serve clients in the Bay Area primarily by our San Francisco, San Jose, and (when needed) Sacramento offices.

¹ Terry Rivasplata joined fellow ICFer Ron Bass and former ICFer Ken Bogdan to write the 2012 third edition of the CEQA Deskbook.

RFQ for the Development of a Rare Infill Transit-Oriented Site Up to 5.9 Acres / 160' Max Height / 120 Units Per Acre (City of South San Francisco)

June 9, 2017

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ICF's Project Experience

ICF has a long reputation as a leader in the preparation of documents on high-profile, complex and controversial projects throughout the San Francisco Bay Area. Many environmental documents prepared by ICF are for controversial projects involving significant community input. This breadth and depth of experience has enabled ICF to produce CEQA documents that are responsive to environmental concerns of the community, are legally defensible, and are technically sound. A description of relevant work is presented below.

BART Silicon Valley Phase II Extension Project SEIS/SEIR—Santa Clara County Valley Transportation Authority

ICF is currently assisting VTA to prepare a Supplemental Environmental Impact Statement under NEPA and Subsequent Environmental Impact Report under CEQA for the extension of BART service from Berryessa in San Jose to Santa Clara Caltrain Station. The project involves 5 miles of tunnel and four stations along the alignment. The draft environmental document was released for public review in Dec 2016. The project also involves transit-oriented joint development at the four stations. These transit-oriented joint developments include a mix of retail, residential and commercial and provide a total of 5 million square feet of space.

2000-2070 Bryant Street, 2815 18th Street, and 611 Florida Street Community Plan Exemption—City and County of San Francisco

ICF prepared a Community Plan Exemption (CPE) for a proposed project involving the construction of two residential and commercial buildings located in the Mission District of San Francisco. The proposed project consists of one six-story, mixed-use residential and commercial building and one eight-story, mixed-use residential and arts activity building located within the Eastern Neighborhoods Plan Area of the Mission District. All of the residential units in the eight story building would be affordable units.

1145 Mission Street Project Community Plan Exemption—City and County of San Francisco

ICF prepared a CPE for the 1145 Mission Street Project. The proposed project would construct a six-story, mixed-use building containing 25 residential dwelling units above approximately 4,125 square feet of ground-floor retail use. Approximately 1,350 square feet of common open space would be provided in a rooftop courtyard. The proposed project would include below-grade parking for approximately 12 vehicles and 13 bicycles.

A. DEVELOPMENT TEAM & EXPERIENCE

RFQ for the Development of a Rare Infill Transit-Oriented Site Up to 5.9 Acres / 160' Max Height / 120 Units Per Acre (City of South San Francisco)

June 9, 2017

Page 2

1300 El Camino Real EIR—City of Menlo Park

ICF prepared a Checklist an Infill EIR for this project, which would demolish the existing structures in the southern portion of the project site, and construct approximately 420,000 sf of mixed-use space at the site. The uses at the project site would include non-medical office space, residential space (202 housing units), and retail/restaurant space. Major issues discussed in the Infill EIR were related to transportation, air quality, noise, and hazardous materials.

Facebook Constitution Campus EIR and EIR Addendum—City of Menlo Park

ICF prepared an EIR and is in the process of preparing an Addendum for this project. Facebook proposed to redevelop an existing 58-acre industrial site by demolishing onsite buildings and constructing two new office buildings and a hotel. The project would expand the existing Facebook Headquarters Campus. The project was highly scrutinized by residents and nearby municipalities. Even with these concerns, the EIR was successfully completed on time and within budget to the satisfaction of the City of Menlo Park.

San Bruno Bayhill Specific Plan EIR—City of San Bruno

ICF is preparing an EIR for a new Specific Plan for the 73-acre Bayhill Office Park, which is San Bruno's largest employment cluster, employing about one-third of the 15,000 employees in the City, including You-Tube, Walmart.com, Kaiser Permanente, Oracle, and others. The office park currently contains about 1.5 million square feet of office space. The project site, which abuts the the City's adopted Transit Corridors Specific Plan area, also includes the adjacent 10-acre Bayhill Shopping Center. The project would accommodate the anticipated expansion of YouTube by adding additional office square footage while also creating a pedestrian-friendly and cohesive mixed-use community that enhances the area's identity and image and provides greater linkages to nearby public transportation opportunities.

Skyline College Residential Project Subsequent Environmental Review—City of San Bruno

ICF is preparing a subsequent environmental review for a mixed-use residential project on an 8-acre portion of the San Mateo County Community College District's (SMCCCD) Skyline College Campus. SMCCCD analyzed this development in a Program EIR certified in 2016 (also prepared by ICF) for the updated campus master plans for its three community college campuses. The subsequent environmental review that will examine the revised residential project in the context of the 2016 Program EIR for the Campus Master focusing on what, if any, changes to environmental impacts would result from the revisions to the project.



ABOUT MC² BAY AREA

MC² Public and Government Affairs Consulting practice is built upon many years of experience in government, public affairs, and campaign consulting. Don Cecil founded the firm in 2009 and he continues to provide unmatched client services as the sole Principal of MC².

The practice is focused on matters that improve local government, build strong communities for residents and businesses, and create a common sense balance between a strong local economy, land use development, responsive government, and enhanced quality of life. The firm's focus includes:

PUBLIC AFFAIRS & COMMUNITY OUTREACH:

assist clients in establishing relationships and opening dialog with elected leaders and community stakeholders in order to create smart public policies, forge consensus, understand opposing viewpoints, and create new opportunities.

GOVERNMENT AFFAIRS: through relationships with local stakeholders—including elected, business, and community leaders—guide clients through the approval process on matters that include elected official and commission level approvals, government contracts, community outreach, and building consensus to find compromise solutions.

ENHANCING CORPORATE CITIZENSHIP:

focus the charitable, economic development, and political contributions of clients into a cohesive investment strategy that supports corporate civic goals and benefits the communities in which their employees live and work. Additionally, assist clients to organize and participate in events that enhance corporate citizenship.

MEDIA & PUBLIC RELATIONS: support client efforts to manage the ever-changing media landscape by creating intelligent messaging and targeted outreach that is informed by a local understanding of the stakeholders and issues.

CAMPAIGN CONSULTING: organize and implement campaigns that combine solid strategy, an understanding of local issues, respect for the intelligence of voters, and messages delivered through traditional communication channels as well as social media and emerging technologies, in order to:

- Elect unique leaders committed to healthy communities, economic development, good jobs for working families, and diversity.
- Approve ballot measures to improve community infrastructure, fund critical government services, enable smart growth, and protect the quality of life.

STRATEGIC PARTNERSHIPS & POSITIONING:

bring together leaders from government, business, labor, and community sectors to engage in meaningful dialog and develop public/private partnerships that produce results.

BUILDING THE RIGHT TEAM: if needed, quickly and seamlessly assemble a team of top-notch professionals to work in partnership on behalf of clients—from public opinion polling and legal counsel to ethnic outreach and traffic studies—MC² has the professional contacts and the experience to manage them effectively.

MC² Public and Government Affairs Consulting is results-oriented. MC² blends an extensive network in business, government, media, and community circles – resulting in customized, intelligent, and winning approaches for clients. Responding to the sweeping changes affecting California and addressing today's public affairs challenges will demand a wealth of experience, meticulous attention to detail, and innovative and strategic thinking. These are the core values of this firm.

PO Box 14576 • San Francisco, California 94114 • don.cecil@mcbayarea.com • www.mcbayarea.com • (415) 999-3262

A. DEVELOPMENT TEAM & EXPERIENCE



CLIENT PROJECT EXAMPLES

OPTERRA ENERGY SOLUTIONS

Support business development activities at OpTerra throughout the Bay Area with school districts and local governments to implement multi-million-dollar renewable energy and energy savings projects. Leverage well-established relationships with government, labor, and community leaders to make introductions and help navigate complex government procurement and contracting processes. Direct and support external communications and media relations activities to highlight the positive impacts of local government partnerships and comprehensive energy projects.



CRYSTAL SPRINGS UPLANDS SCHOOL

Supported the Board of Trustees and school staff with messaging and strategic stakeholder engagement strategies in support of their proposal to build a new private middle school campus in Belmont, CA. I was able to use my understanding of Belmont's contentious history regarding land use issues, as well as my understanding of the key elected and community stakeholders on either side of the debate, in order to help support the project team's success in receiving unanimous approvals from Belmont's Planning Commission and City Council for the new school.



SILICON VALLEY LEADERSHIP GROUP (SVLG)

Completed a capital campaign feasibility study for Educare of California at Silicon Valley for a planned Northern California school site, uncovering several weaknesses and gaps in messaging and structure. The capital campaign strategy was revised to enhance the likelihood of reaching the \$17M fundraising goal. Worked closely with Silicon Valley Leadership Group, First5 Santa Clara County, and Santa Clara County Office of Education.



PACIFIC GAS AND ELECTRIC COMPANY (PG&E)

Work with PG&E's Local Government Relations teams throughout their service territory to strengthen relationships with local elected officials and public agency staff, conduct crisis management and communication, secure approval for infrastructure projects and permits, and develop investment strategies for their corporate membership and charitable contributions. Also facilitate internal strategic planning retreats and goal-setting exercises.



COMCAST CORPORATION

Consulted with Comcast Corporation on all public affairs activities in the Silicon Valley region. Managed all aspects of stakeholder engagement, charitable budgeting, regulatory support, and strategic issue management. Worked directly with local elected officials, trade associations, and Comcast executives on issues, events, and sponsorships.



CALIFORNIA HIGH SPEED RAIL AUTHORITY

From 2009 to 2011, worked with the California High Speed Rail Authority on early community outreach efforts along the Caltrain commuter rail corridor between San Jose and San Francisco. Developed strategies designed to build support for the project by engaging community stakeholders and elected officials in the environmental planning and funding approval phases of the project. Participated in media outreach and communications efforts and attended over 200 public hearings, community meetings, and stakeholder events as a project team representative. Regularly met with elected officials, public agency staff and transportation officials to advance community outreach and government affairs activities.



ART ADVISORS LLC

CHANDRA CERRITO / ART ADVISORS LLC

SAMPLE PROJECTS: PUBLIC ART

1. MATHILDA PLACE

Client: Mozart Development, Palo Alto, CA

Location: Mathilda Place, office development at Mathilda and Washington Streets, Downtown Sunnyvale, CA

Date completed: 2003



Scope: Assisted real estate developer in fulfilling their public art requirement for the city of Sunnyvale in this prominent downtown location in which the city is currently reviving its center of commerce, retail, and entertainment through this and other developments. Three artists were commissioned to create site-specific works. Proposals for each of the works were presented to and unanimously approved by the Sunnyvale Art Commission.

Artwork area: Pedestrian walkways and plazas surrounding the three-building office and retail development

Artworks: Sculptural water fountain by Archie Held
Illuminated glass paving by Nancy Mooslin
Kinetic, musical clock by Michael Brown

2. FRUITVALE VILLAGE

Client: Fruitvale Development Corporation, Oakland, CA

Location: Fruitvale Village, residential, retail and office development adjacent to Fruitvale BART station, Oakland, CA

Date completed: 2003



Scope: Responded to property owner's request for artwork that reflected both the transportation context of the artwork site as well as the predominantly Latino community of the surrounding neighborhood. Conducted a request for proposals by three artists, selected among the many artists presented to the clients as candidates for a site-specific commissioned wall relief artwork. Oversaw the artwork commission process, coordinated delivery and oversaw installation.

Artwork area: Exterior wall of bicycle storage facility adjacent to the BART station.

Artwork: Five-part wall relief comprised of ceramic tile mosaics and powder-coated steel sculptures by Dana Chodzko. Artwork incorporates the artist's interest in visual alphabets, which she applied to the theme of bicycle mechanics, as well as the traditional Mexican medium of ceramic mosaic.

A. DEVELOPMENT TEAM & EXPERIENCE

CHANDRA CERRITO / ART ADVISORS LLC

3. SAN FRANCISCO INTERNATIONAL AIRPORT

Client: San Francisco Arts Commission

Location: San Francisco International Airport, Terminal C

Date completed: 2004



Scope: Invited by the San Francisco Arts Commission to locate artworks to be placed in front of columns throughout the airport terminal, in company with artworks by Manuel Neri, Deborah Butterfield, and Isamu Noguchi.

Artwork Area: Terminal C waiting area

Artworks: Two large scale ceramic sculptures by internationally known artist Jun Kaneko

4. THE CROSSING

Client: Martin/Regis San Bruno Associates LLP, San Francisco, CA

Location: The Crossing, residential and mixed-use development, San Bruno, CA

Date completed: 2004



Scope:

Led the art selection and commission process to place two significant public artworks on the grounds of a signature San Bruno development. Met with lead project managers from two partner real estate developers, TMG Partners and Sares/Regis, to review a broad range of potential artists, narrow the selection to several finalists for presentation to the rest of the project teams, and select two artists to create site-specific works. Led the process of design development and approval. Assisted in the city approval process and contract writing. Oversaw artwork production, delivery and installation. Provided bronze identifying plaques.

Artwork areas: Central plaza among residential and retail buildings, and green space adjacent to condominium building

Artworks:

A 28-foot high sculptural water fountain by Archie Held, made of bronze and stainless steel, echoing the development's theme of intersection, or a crossing.

A 17-foot long stainless steel sculpture by Kate Pond entitled "Naiad II" that refers to the flow of the Hetch-Hetchy River in pipes directly below its location on the site.

CHANDRA CERRITO / ART ADVISORS LLC

5. CHERRY GLEN PLAZA

Client: Calaf Holdings, Los Altos, CA
Location: Cherry Glen Plaza, retail development, Sunnyvale, CA
Date completed: 2006



Scope: Led the artist selection process and commissioning of large-scale sculpture for a high-end retail development at a prominent intersection in downtown Sunnyvale, CA. Responded to Client's interest in artists whose work can relay a historical narrative as well as the Client's vision for artwork located on cast concrete walls intended as a focal point of the landscaping plan. Presented a variety of potential artists working in different media and within a range of budget levels.

Led the commissioning of a concept design by the selected artist Scott Donahue. Assisted in preparing materials required for Sunnyvale's Art Commission Hearing, including meeting with Art Commission Coordinator to review the project and the City's interests. Along with Client and artist, presented the public art proposal for this site to the Sunnyvale Art Commission for City approval in meeting their Art in Private Development requirements. Led the commissioning of approved artwork.

Artwork area: Landscaped open space at street corner in front of retail development

Artwork: Commissioned artworks by Scott Donahue. Eight high relief concrete and bronze sculptures mounted on two cast concrete walls depicting four chronological periods in the history of Sunnyvale and this site in particular - Native American life, Spanish settlements and missions, American farms, and successful orchards such as that run by the property owner's family. One freestanding sculpture made of concrete and bronze that incorporates an essay about the region by one of the property owners, a local historian.

6. CENTENNIAL TOWERS

Client: Myers Development Company, San Francisco, CA
Location: Mixed-use retail, entertainment, and office development, South San Francisco, CA
Date: Phase I 2009, Phase II in progress



(Building, LED installation by Erwin Redl, painting by Charles Arnoldi, approved concept for monumental sculpture)

Scope: Worked with Client to determine possible public art opportunities within mixed-use development designed by Skidmore Owings & Merrill LLP. Artwork intended to be appreciated by residents of and visitors to the development as well as passers-by on nearby Highway 101. Assisted in the art selection and commissioning process.

Artwork areas: Public lobbies of two Class A office towers; driving circle at the main entrance to one of the towers

Artwork: LED light installation by Erwin Redl, oversize paintings by Ed Moses, Charles Arnoldi and James Hayward, monumental sculpture by Chandra Cerrito.

A. DEVELOPMENT TEAM & EXPERIENCE

CHANDRA CERRITO / ART ADVISORS LLC

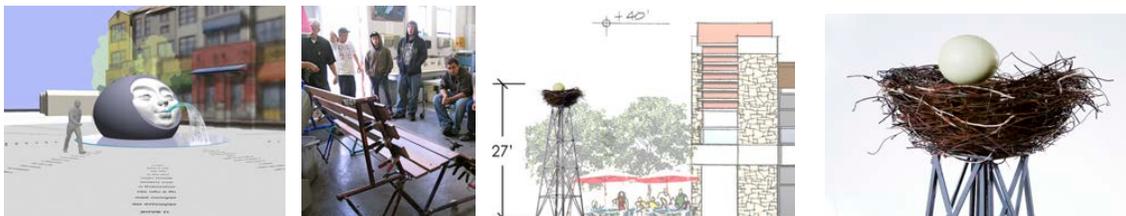
7. DOWNTOWN PARKING STRUCTURE
Client: Watry Design for the City of Chico
Location: Parking structure, downtown Chico
Date: 2004-2005



(Building rendering and sample slides from public art presentation at public workshop)

Scope: Worked with architecture team to conceptualize at least three designs for possible new parking structure for the City of Chico. Acted as consultant to the City regarding public artwork for the building and adjacent open space in downtown Chico. Assessed the community's interests regarding public art through a series of Public Workshops. Presented a broad array of public artworks categorized according to the artwork's primary purpose, content, style and primary audience. Surveyed public response to quantify general preferences.

8. EAST WASHINGTON PLACE
Client: Regency Centers, Walnut Creek, CA
Location: East Washington Place, a retail and residential development, Petaluma, CA
Date: unrealized due to development changes



(Proposed work by Seyed Alavi, with Geri Digiorno and Petaluma High School students, and Gordon Huether)

Scope: Worked with Client to develop a public art plan that meets the requirements of Petaluma's newly instituted public art ordinance and present this plan to the Petaluma Public Art Committee for guidance as well as to the Community Development Department for final approval. Conceived of art locations and types of artwork most suitable and effective on the site. Presented a wide range of possible artists, both local and national, from whom two artists were selected to create major art pieces. Invited the Sonoma County Poet Laureate Geri Digiorno to collaborate in the creation of one of the artworks, community members' poetry integrated into the paving throughout the site. Oversaw one artist's collaboration with the Industrial Technology class at Petaluma High School to design and create benches that will serve as seating throughout the project.

Artwork areas: Pedestrian walkways and courtyard areas connecting the retail buildings; plaza near entrance to the project

Artworks: Commissioned works by Seyed Alavi and Gordon Huether. Alavi's artwork incorporates a freestanding sculptural fountain, collaboration on the courtyard design, community-created poetry in the paving and student-made benches placed throughout the landscape plan. Huether's illuminated monumental sculpture creates a gateway element for the project as well as for the City.

CHANDRA CERRITO / ART ADVISORS LLC

9. PINOLE SHORES

Client: City of Pinole

Location: Pinole Shores Business Park, mixed use development by Panattoni Development, Pinole, CA

Date completed: 2009



Scope: Devised art selection process to place the first public artwork commissioned as part of an art in private development program in the city of Pinole, CA. Incorporated the input of City staff, representatives of the Pinole Artisans group, property owner Panattoni Development, and City Council members. Created an art committee to review possible artists and select one artist and one alternate to present to Council for approval. Worked with art committee and property owner to identify art location and potential media, style, and subject of artwork to be commissioned. Organized artist studio tours with two artist finalists. Received unanimous City Council approval for art committee's selection of Archie Held and his *Pinole Wave* as the artwork design. Oversaw artwork fabrication, including the design of the fountain's base by members of the Pinole Artisans. Coordinated installation.

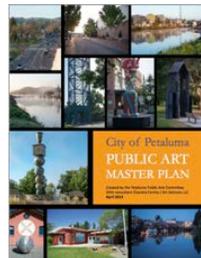
Artwork area: Entrance to Pinole Shores site

Artwork: *Pinole Wave*, a sculptural fountain by Archie Held, with a base made in collaboration with members of the Pinole Artisans

10. CITY OF PETALUMA, PUBLIC ART MASTER PLAN

Client/Location: City of Petaluma

Date completed: 2011



Scope: Worked with the Petaluma Public Art Committee to develop a Public Art Master Plan. Created a public online survey and hosted a community meeting about public art in order to quantify the Petaluma community's preferences regarding public art types and locations. Wrote a citywide Public Art Master Plan to be adopted by City Council.

A. DEVELOPMENT TEAM & EXPERIENCE

CHANDRA CERRITO / ART ADVISORS LLC

11. KAISER PERMANENTE

Client: City of Pinole and Kaiser Permanente
Location: Kaiser Permanente medical building, Pinole, CA
Date completed: 2009



Scope: Led the artist selection process for public artwork on the grounds of Kaiser's new medical facility in Pinole. Worked with representatives from Kaiser, project architects, artist representatives from the Pinole community and Pinole city staff to determine art locations and appropriate artwork themes. Presented to the committee a wide selection of possible artists from whom three finalists were selected for interviews. Worked with the selected artist and committee to develop artwork concepts for final approval and fabrication. Oversaw the artwork commission, delivery and installation.

Artwork area: Landscaped seating area on the side of the building

Artwork: Concrete and bronze sculpture by Scott Donahue representing people "thriving" along the city's shore.

12. NAPA 5th STREET PARKING GARAGE

Client: City and County of Napa, CA
Date completed: 2007



(Mock-ups of artwork by selected artist Gordon Huether)

Scope: Worked with client and project architect to identify artwork location and develop art selection process for a new parking garage being built by the City and County of Napa in downtown Napa. Assisted in developing an art selection committee, wrote, managed and publicized a request for qualifications open to Napa Valley artists and led the artist selection process. Helped implement the artist selection for the first public art project in Napa since the 1970's.

Artwork Site: Façade of parking garage on Fifth and Main Streets

Artwork: Mixed media artwork by Gordon Huether including a historical photograph on aluminum and found hubcaps



Real Estate Development and Financial Advisory Services

Opportunity Analysis - Due Diligence - Valuation - Programming - Marketing



At a Glance

- Real estate advisory firm focusing on market, financial and valuation analyses across sectors.
 - Offices in Newport Beach, San Francisco, New York City and Atlanta
 - Deep experience in “first tier” and “second tier” U.S. Metro Markets
 - Geographic reach spans North America plus Europe, Central America and Asia
 - Senior team comprised of recognized industry thought leaders
 - 40+ full time staff (Professional + Operations) and access to contract teams nationwide
- Diverse client/relationship base across real estate sectors
 - Financial Institutions
 - Developers (Multi-family REITs/Land)
 - Homebuilders (Public/Private)
 - Public Sector

A. DEVELOPMENT TEAM & EXPERIENCE

Introduction

- The Concord Group (“TCG”) is a leading national real estate consulting firm, providing a range of market analysis, land use programming, and asset and portfolio valuation services.
- Investors, developers,, and public agencies rely on The Concord Group for guidance through all phases of real estate planning, financing, development, and operations.
- TCG analyses cover all real estate product types: office, retail, industrial, hospitality and residential segments.
- TCG recommendations maximize the financial potential of real estate assets and limit financial risk associated with future investment.



We lead our industry by going beyond traditional studies and analysis to provide recommendations that maximize the value of real estate opportunities.

Clients, Services and Property Sectors

Clients	Services	Property Sectors
<ul style="list-style-type: none"> • Finance <ul style="list-style-type: none"> ◦ Private Equity Firms ◦ Pension Funds ◦ Investment Banks ◦ Financial Advisors ◦ Commercial Banks • Development/Builders <ul style="list-style-type: none"> ◦ Multifamily (REITs/Dev) ◦ Homebuilders (Pub/Pr) ◦ Land developers ◦ Commercial Owners/Operators • Public/Non-profit <ul style="list-style-type: none"> ◦ Counties/Cities ◦ Authorities ◦ Universities 	<ul style="list-style-type: none"> • Market opportunity analysis • Project feasibility • Land use programming, phasing & pricing • Product program testing & refinement • Portfolio and single asset valuation • Repositioning strategies • Distressed loan/asset underwriting • Transaction support • Consumer research & focus groups • Marketing implementation 	<ul style="list-style-type: none"> • Residential <ul style="list-style-type: none"> ◦ For Sale ◦ Rental (General & Student) ◦ Senior Care & Active Adult • Mixed/Multi-Use <ul style="list-style-type: none"> ◦ Master-planned Communities ◦ Urban Infill • Commercial <ul style="list-style-type: none"> ◦ Office/Industrial ◦ Retail/Entertainment • Hospitality & Recreation <ul style="list-style-type: none"> ◦ Hotel ◦ Resort (beach/mountain)

Selected Clients – Finance

12 West Capital Management LP
AGI Capital
Angelo, Gordon & Co.
Apollo Global Management
Archon Capital
Aris Development Company
Banc Of America Securities, LLC
The Blackrock, Inc.
The Blackstone Group
Brooks Street
The Carlyle Group
CBRE Realty Finance, Inc.
Centerbridge Partners
Cerberus European Investors, LLC
Cerberus Real Estate Capital
Citigroup Global Markets Inc.
Cityview, LLC
Clairevue Capital Partners
Coast Oak Group
Column Financial Inc.

Corbelis
CPP Investment Board
Credit Suisse
Cross Harbor Capital Partners LLC
D.E. Shaw & Co.
Danske Bank A/S, London Branch
Drawbridge Special
Dune Real Estate Partners LP
Eton Park Capital Management
Fortress Investment Group
Goldman, Sachs & Co.
Hearthstone, Inc.
Hudson Advisors
Investcorp International, LLC
iStar Financial
Kenlin Capital
Laminar Direct Capital
Lehman Brothers, Inc.
Liquid Realty Partners
Lowe Enterprises

Macfarlane Partners
Mill Creek Capital
Morgan Stanley
Northwood Investors, LLC
Pacific Coast Capital Partners
Paulson & Company
Phoenix Realty Group
PIMCO (Bravo Strategies)
Resmark Equity Partners, LLC
Rockpoint Group
Rockpoint Group
Rockwood Capital
Sabal Financial
Stone And Youngberg, LLC
Stonehill Capital Group
TPG Capital, L.P.
Tripacific Capital Advisors
USAA Real Estate Company
Vineyard National Bancorp

**Select client list*

Selected Clients – Developers

Acorn Development Partners
Anschutz Entertainment Group
Baldwin & Sons
Betek Corporation
Black Emerald, LLC
Boureston Development
Bridgeport Landing Development LLC
Chevron Land & Development Co.
CIM Group
Continental East Development
Cook Hill Properties LLC
Couverdon Real Estate/Timberwest
Fivepoint Communities
Front Porch Development Company
Harbor Point Development, LLC
Heritage Fields El Toro, LLC
Highland Fairview Properties
Integral Communities

Jeld-Wen Communities
Kemper Development Company
Kiewit Infrastructure Co.
Kilroy Realty Corporation
The Krausz Companies, LLC
LNR Property Corporation
Makaiwa Hills Partners
Marriott International, Inc.
The McCaffrey Group
Messenger Investment Company
Miami World Center Group, LLC
New Urban West, Inc.
Newhall Land & Farming Company
Newland Communities
Olympia Land Corporation
Pacific Bridge Partners
Park Cattle Company
Pelican Development Corp.

Raintree Partners
Ryan J.V. Investors, LLC
Safeway Inc.
San Jose Arena Management
Stonecreek Company
Stonegate Development Company
Suncal Companies
T&B Planning Consultants
Tejon Mountain Village
Thomas Properties Group
Thomas Safran & Associates
Trammell Crow Company
Union Community Partners
Westfield
Wilson Meany Sullivan
Yocha Dehe Wintun Nation

**Select client list*

A. DEVELOPMENT TEAM & EXPERIENCE

Selected Clients – Builders

Homebuilding

Anastasi Development Company
Beazer Communities
Brandywine Homes
Brookfield Homes
Centex Homes
City Ventures
DR Horton
Duc Housing Partners, Inc.
John Laing Homes
KB Home
Lennar
MBK Homes
Pardee Homes
Pulte Group
Richmond American
Shea Homes
Standard Pacific Homes
Summerhill Homes, Inc.
Taylor Morrison
The Olson Company
Toll Brothers, Inc.
William Lyon Homes

**Select client list*

Apartments

AIMCO
AMCAL Multi-Housing, Inc.
American Senior Living Development
ANR Housing Group
Archstone
Avalon Bay
Beacon Communities Development
BRE Properties, Inc.
Bridge Housing Corporation
Carmel Partners, Inc.
Caruso Affiliated
Community Corp. of Santa Monica
EAH Housing, Inc.
Equity Residential
Gerding/Edlen Development Company
Greystar
The Hanover Company
Intracorp Companies
The Irvine Company
Kisco Senior Living
LCOR Ventures LLC
The Lightstone Group
Lincoln Property Group

Martin Building Company
MBK Senior Living Communities
Mercy Housing California
Midpen Housing Corporation
Mill Creek Residential Trust
Palm Communities
The Ratkovich Company
Related Companies
Republic Urban Properties
ROEM Development Corporation
Roseland Property Company
Sares-Regis Group
Schnitzer West
Senior Resource Group, LLC
Shea Properties
South County Housing Corporation
St. Anton Partners, LLC
Stellar Management
Triple Net Properties
Turnberry Development
UDR, Inc.
Urban Housing Group, LLC
The Wolff Company

Selected Clients – Public/Non-Profit

Borrego Water District
California Lutheran University
City Of Bothell, Washington
City of Carson
City of Fountain Valley
City of Garden Grove
City of Irwindale
City of Livermore
City of Newport Beach
City Of Oroville

**Select client list*

City of Pomona
City Of Tustin
County Of Napa
County of San Bernardino
CRA Los Angeles
Fabian & Clendenin
Fresno Council Of Governments
Harbor Point Infrastructure ID
Harrison, Kemp & Jones, Et Al
Kamehameha School Bishop Estate

Kamehameha Schools
Nancy Whelan Consulting
Presidio Trust
San Bernardino County
Seifel Consulting, Inc.
Sheppard Mullin
Transbay Joint Powers Authority
Wertz Mcdade Wallace Moot & Brow

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Our Firm

Cox, Castle & Nicholson LLP was founded in Los Angeles in 1968, with the goal of providing superior and comprehensive legal services to businesses, institutions, and individuals in all aspects of the real estate, finance, and construction industries. Cox, Castle & Nicholson is now one of the largest full-service law firms specializing in real estate in the United States, and has over 130 transactional and litigation attorneys in our Los Angeles, Orange County, and San Francisco offices.

We have substantial expertise in matters involving land and improved property acquisitions and dispositions; joint ventures; single and multi-family residential development; land use, entitlement and regulatory compliance (including coastal commission and condemnation); office, industrial, retail and mixed-use development, leasing and management; commercial lending and institutional investment; loan workouts and financial restructuring; construction; resort and hospitality; labor and employment; risk management and insurance; environmental compliance; renewable energy and natural resources; and tax and estate planning.

Because of this broad range of expertise and our complete understanding of our clients' businesses, Cox, Castle & Nicholson has the unique ability to utilize an interdisciplinary approach to problem solving in both negotiations and litigation. We pride ourselves on staying current with developments in the law and the impact changes in the law have on our clients' business plans. Our attorneys are particularly skilled at identifying the legal issues facing our clients and devising solutions that not only address those issues but advance our clients' business goals as well.

At Cox, Castle & Nicholson, we understand that in addition to providing excellent legal services, our clients want responsive and cost-effective counsel. Therefore, we are committed to allocating the appropriate level of attorney and staff support required to provide our clients with comprehensive, high-quality representation in the most efficient manner possible.

We look forward to assisting you.



Land Use & Natural Resources

OVERVIEW

Cox, Castle & Nicholson's Land Use and Natural Resources Practice is unparalleled in the western United States, with tremendous depth and breadth of expertise across the entire spectrum of land use law. We have successfully helped clients navigate through the permitting process for just about every kind of development project in existence, including mixed-use, in-fill, master planned communities, new towns, skyscrapers, apartments, hotels, wind farms, solar farms, landfills, recycling centers, quarries, power plants, hotels, hospitals, corporate and institutional campuses, manufacturing facilities, office buildings, warehouses, shopping centers, transportation improvements, and infrastructure. We also represent government agencies and quasi-governmental agencies such as cities, counties, water districts, special districts, hospital districts, and universities on a variety of large-scale planning efforts and major projects.

We invite you to learn more about our specialized expertise within our Land Use and Natural Resources Practice, including those listed below.

Land Use Approvals

We have extensive expertise in representing clients in administrative processes related to local general plans, specific plans, zoning, conditional use permits, variances, coastal development permits, ROW grants, and State Lands Commission leases. We take projects through every phase of development from pre-acquisition due diligence to final certificates of occupancy, including advice and representation through every legislative, administrative, and political process.

Environmental Review

We have reviewed, written, defended and challenged many hundreds of documents prepared to comply with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA).

Vested Rights, Development Agreements, And Vesting Tentative Maps

We are experienced in all aspects of vested rights law, including vesting tentative maps, development agreements, and common law vested rights matters.

www.coxcastle.com

Los Angeles | Orange County | San Francisco

A. DEVELOPMENT TEAM & EXPERIENCE

Fees, Exactions, And Dedications

We interpret, negotiate, and, when appropriate, challenge the imposition of school, park, traffic, utility and public art fees, and other dedications and exactions imposed by local jurisdictions.

Subdivisions

We process all types of subdivisions and related approvals, including tentative, parcel and final maps, lot-line adjustments, and certificates of compliance.

Grading, Foundation, Building, And Other Permits

We assist our clients in obtaining all types of construction permits.

Public Improvement And Reimbursement Agreements

We negotiate and draft a wide range of public improvement and reimbursement agreements.

Water And Wetland Issues

We work closely with the U.S. Army Corps of Engineers, the Department of Fish and Wildlife, local water districts, regional water quality control boards, and flood control districts to obtain permits to conduct work in streams, wetlands, and other waters.

Endangered Species

We guide projects through the process of obtaining incidental take authorization under federal and state wildlife protection laws. This includes assisting in the preparation of Habitat Conservation Plans under section 10 of the Endangered Species Act, Natural Community Conservation Plans, Migratory Bird Treaty Act, and the Bald and Golden Eagle Protection Act.

Historic Preservation, Design Review, And Architectural Regulation

We are experienced in dealing with all types of historic, design review, and architectural regulations.

Post-Redevelopment

Our attorneys have considerable experience in redevelopment law, including the negotiation, preparation, and interpretation of owner participation agreements, disposition and development agreements, and pass-through agreements for reimbursement of tax increment revenues, as well as the ongoing implementation of projects and long-term commitments in the post-redevelopment era.

Eminent Domain

We represent both governmental agencies and property owners in eminent domain proceedings and litigation, and have extensive trial and appellate experience in this specialized area.

Ballot Measures

We have experience in drafting, interpreting, and litigating land use ballot measures. We advise clients who are both proposing and opposing ballot measures, including measures that promote land use development projects. We have litigated ballot measures throughout California trial and appellate courts.

Permitting Opinions

We prepare land use and environmental permitting opinions to support the acquisition and/or financing of development projects.

Litigation

We regularly litigate land use and natural resources matters, including the defense of project approvals and environmental review, at all levels of the state and federal courts. We represent clients in both state and federal trial and appellate courts throughout California. We are experienced at mediating and settling land use cases where feasible. Our attorneys have litigated many of the leading land use and natural resources cases in the state.

Specialized Agency Practice

We regularly represent clients before the full gamut of specialized state and regional agencies involved in land use and resources matters, including permitting, administrative litigation, and environmental reviews. Our agency experience includes the state and regional water boards, air districts, the Public Utilities Commission, the Energy Commission, the Coastal Commission, the State Lands Commission, the Bay Conservation and Development Commission, the Building Standards Commission, the Tahoe Regional Planning Agency, the Native American Heritage Commission, and other regulatory and advisory agencies.

REPRESENTATIVE MATTERS

Represented a homebuilder in litigation filed under the National Environmental Policy Act (NEPA), the Endangered Species Act, and the Clean Water Act relative to an 80 acre residential development within a specific plan area in Sacramento County.

Represented an academic institution in litigation filed under the California Environmental Quality Act (CEQA) related to campus development on an approximately 200 acre project site within a larger long-range development plan.

Advised a developer regarding redevelopment of 6.35 acre infill project site, which involved general plan and specific plan amendments in the City of San Jose.

Advised a water company in Sacramento Valley regarding a "consistency determination" under the California Endangered Species Act and Section 7 of the Endangered Species Act for installation of fish screens and other water conveyance infrastructure.

A. DEVELOPMENT TEAM & EXPERIENCE

Advised a renewable energy company regarding acquisition and compliance with Endangered Species Act incidental take permit, streambed alteration agreement, and waste discharge requirements for a 150 MW wind energy facility in Kern County.

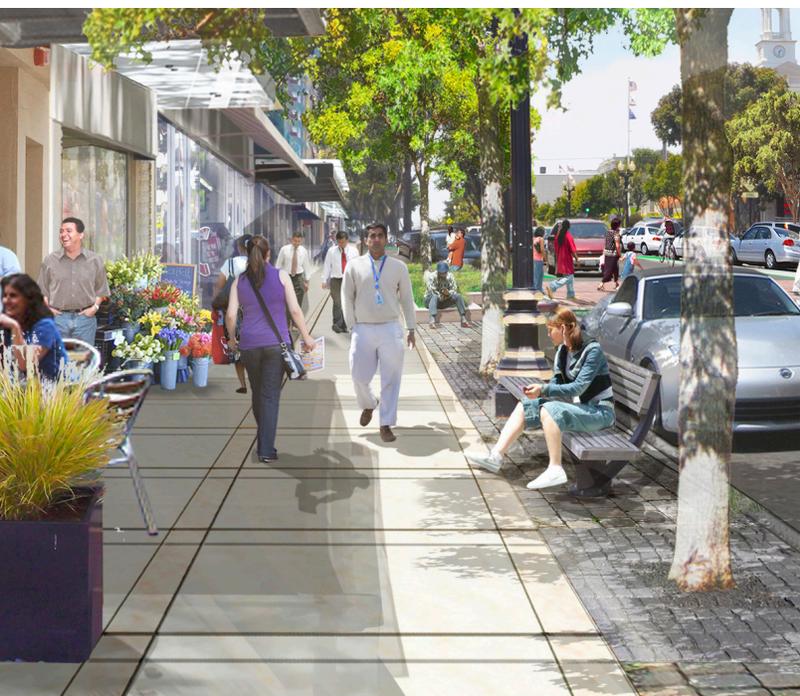
Represented the developer of a 5,000 unit master planned community in obtaining a development agreement.

The People ex rel. Department of Transportation v. Southern California Edison Company, 22 Cal. 4th 791 (2000). Represented the Department of Transportation in this matter before the California Supreme Court opposing the claim of Southern California Edison for \$367 million in interest alleged to be owed for an eminent domain action. Ultimately, Southern California Edison received approximately \$6 million, well less than the amount offered in settlement.

Represented a water district before the California Supreme Court in a matter involving the role of judge and jury in eminent domain cases.

Represented a public entity client in month-long trial of eminent domain action for the condemnation of substantial acreage that owner was in process of entitling for residential development; successful defense motions in limine at trial court level on issues relating to highest and best use, severance damages, and stigma damages.

Represented a real party in interest developer in CEQA case involving challenge to city's negative declaration for a housing project.



A. DEVELOPMENT TEAM & EXPERIENCE

5. REFERENCES

Provide a minimum of five professional references for each company in the development team. References should include former development partners, financial partners, and city contacts from other public private 13 partnerships undertaken by the development team. For each reference, provide name, title, company or agency, phone number, and email address. City staff will contact each of the developer's references and ask a series of questions related to the project's financing, entitlement process, construction phasing, relationship with City staff, and overall project management.

REPUBLIC

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Bank of the West
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MERCY HOUSING

Mayor's Office of Housing and Community Development

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A. DEVELOPMENT TEAM & EXPERIENCE

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City of Menlo Park

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Harvard University Harvard, MA

Mr. Steve Nason (Formerly with PaineWebber
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San Mateo County Community College District

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SWA

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Guthrie Green and Tulsa Arts District

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B. DEVELOPMENT PROGRAM

BDE

Panoramic Lofts

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Zac Shore

Director of Development

Panoramic Interests

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Millennium Modular Housing

Sunnyvale, CA

Kurt Wittek

Wittek Developments

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South Hayward Bart Housing

Hayward, CA

Kurt Wittek & Joe Montana

Wittek Developments

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Indigo Apartments

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Paul Powers, President

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Novo Apartments

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Alex Waturbury, President

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Dan Emerson

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BFK**Raintree Partners**

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B. DEVELOPMENT PROGRAM

NIBBI

Family House

Alexandra Morgan

President & CEO

Project: Nancy & Stephen Grand Family House

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Olympic Residential Group

(previously with Urban Housing Group /
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Dan Deibel

President

Projects: Venue, Strata and Edgewater Apts.

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Johnson Development Associates, Inc

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Dan Katzenberger

VP, Design & Construction

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Barry Stenger

Executive Director

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The John Stewart Company

Dan Levine

Director of Construction Administration

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YMCA

First 5 San Francisco

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San Francisco Office of Early Care and Education (OECE)

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San Francisco Department of Human Services:

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San Francisco Department of Human Services,
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B. DEVELOPMENT PROGRAM

1. PROJECT DESCRIPTION

Outline the development team's vision for the PUC Site and provide a written description of the proposed development program. Limit the vision statement and summary description to no more than two pages. It may include tables and should specify the following:

- *itemization of housing units, indicating the number of units, bedroom/bathroom count, floor area, etc., for each housing product type,*
- *number of parking spaces (showing breakdown by housing, visitor, retail, etc.),*
- *height of buildings and number of stories,*
- *construction type,*
- *square footage of each use,*
- *number of affordable units, with information on type of units and proposed levels of affordability,*
- *information on open space including acreage and proposed uses, and*
- *project schedule including phasing plan, which must address the construction of the Oak Avenue extension.*

OVERALL:

Working closely and cooperatively with the City of South San Francisco, “Chestnut Village” is envisioned as a welcoming neighborhood environment encompassing a mix of townhomes, multifamily apartments and condominiums both market rate and affordable for lease and/or sale, select attendant neighborhood shops (such as a deli, coffee shop and cleaners), a childcare center serving approximately 100 children, a public community park and open space and pedestrian and bike trails creating an overall collegial community atmosphere. The architectural style is considered contemporary, utilizing industrial-age materials of primary brick and stucco, in reference to the City’s vision of ECR/Chestnut Area Plan. The preliminary project renderings shown in Figures 1, 2 and 3 are the concept plans being proposed. The team will work in partnership

with staff and various committees through a comprehensive community engagement process in finalizing this design concept. The project will be completed with a 6-year time frame. The project schedule is shown in “Table 3 – Chestnut Village Development Timeline” on the following page.

The proposed project will include three structures for the 5.9-acre site to be constructed in two phases. The proposed buildings will be constructed of four levels of wood “Type III” over a one level, concrete podium, and two levels of Type I, concrete structure) with a height of approximately 75-feet. Parking will include EV spaces for retail customer and residential residents, short term and long term parking spaces, e-bikeshare spaces, and residential fixit station to promote multi modes of transportation options.

- Phase I will include the affordable housing project on Parcel B with approximately 181 units, the unit mix and affordable levels are shown in “Table 2: Affordable Unit Mix & AMI.” The concept architectural design is shown in Figure 1 and it will include residential retail amenities.
- Phase I will also include a market rate building structure project to be constructed, on Parcel C1, with approximately 271 units, and a unit mix as shown in “Table 1: Unit Matrix Summary by Unit Type (Phase I, and Phase II Market Rate Units). The concept architectural design is shown in Figure 2, and it will include a child care facility & playground, courtyard private open space and other private amenities.
- Phase II will include a market rate building structure project to be constructed, on Parcel C2, with approximately 187 units. The concept architectural design will be consistent as shown in Figure 2. The unit mix is shown in “Table 1: Unit Matrix Summary by Unit Type (Phase I, and Phase II Market Rate Units). This building will have neighborhood serving retail adjacent to Mission Blvd.

Horizontal infrastructure will include on site improvements, such as site clearing and demolition, excavation, grading and utility services (water, sewer, site drainage, power, and low voltage), site lighting, site landscape & drainage. Public improvements include

Oak Avenue extension from El Camino Real/ Arroyo Intersection to Mission/Oak Avenue, undergrounding of overhead utilities, and frontage improvements along Mission.

The architectural style is considered contemporary, utilizing industrial-age materials of primary brick and stucco, in reference to the City’s vision of ECR/Chestnut Area Plan. The preliminary project detail is as described in more detail below.

PROJECT DETAIL:

Lot Area: 257,005 (5.9 acres) square feet (sf)

Building Gross Area: Approx. 1,321,490 sf

Residential: Approx. 522,775 sf

Retail area: Approx. 14,157 sf

Amenities:

Landscape On Structure: 39,419 sf

Plazas: 23,294 sf

Gardens: 23,294 sf

Streetscape: 24,290 sf

Buffer Landscape: 44,923 sf

Child Care Playground: 7,500 sf

Child Care Facility 5,000 sf

Unit Count:

Market Rate: 458 Units

Affordable Rate: 181 Units

Parking:

Surface Parking Retail: 42 Spaces

Residential: 720 to 750

B. DEVELOPMENT PROGRAM

TABLE 3 - CHESTNUT VILLAGE DEVELOPMENT TIME LINE

Project Phase	Project Milestones	Key Steps	Key Tasks	Duration (Days)	Start Date	Finish Date
RFP & Acquisition	ENRA & PSA	RFQ Developer Short List	Team Selection & Submit RFQ Proposal	47	6/15/17	10/31/17
		Finalize Procurement of Project Team	Execute Scope of Services Agreements (PM/CM, Architect, GC, Civil, Geotech, CEQA, Traffic)	30	10/31/17	11/30/17
		RFP Proposal	Submit Project Proposal	90	10/31/17	2/5/18
		Developer Selection	Council Approval & Exclusive Negotiating Rights Agreement (ENRA)	37	2/5/18	3/14/18
		Due Diligence & Market Analysis	Project Feasibility Report	90	3/14/18	6/12/18
		ENRA Term Expiration	Disposition and Development Agreement (DDA)	180	3/14/18	9/10/18
		Close of Escrow	Establish Title Company & Secure Escrow Account	364	9/10/18	9/9/19
Entlements	Project Approvals	Planning Design	Schematic Design & Pre-Planning Application Submittal	180	3/14/18	9/10/18
			Community Engagement	1884	3/14/18	5/11/23
			CEQA Scoping & Technical Studies	60	9/10/18	11/9/18
			Planning Application Submittal	60	11/9/18	1/8/19
			Planning Completeness Design Review	30	1/8/19	2/7/19
		Environmental Review	CEQA Consistency Analysis	180	2/7/19	8/6/19
		Affordable Housing Agreement	Communicating With The City Economic Development to Confirm The Quantity and Lottery Process of The Affordable Housing Units	555	3/14/18	9/20/19
		Project Approvals	Planning Commission Review	30	8/6/19	9/5/19
City Council Review & Approval	35		9/5/19	10/10/19		
City Permitting Process & Phase Construction	Building & Public Works Permits	Phase I (Parcel C1, 271 Market Rate Units, Parcel B 181 Affordable Units, and Public Infrastructure.)	Construction Documents Design Completion & Mapping	330	9/5/19	7/31/20
			Permit Issuance	90	7/31/20	10/29/20
			Phase I Construction	728	10/29/20	10/27/22
		Phase II (Parcel C2, 187 Market Rate Units)	Construction Documents Design Completion & Mapping	330	10/27/22	9/22/23
			Permit Issuance	270	9/22/23	6/18/24
			Phase II Construction	728	6/18/24	6/16/26
Public Infrastructure/ Oak Avenue Extension	DPW Coordination	Project Scope & Finance	Establish Project Funding & CFD	180	9/10/18	3/9/19
			Oak Avenue Extension MOU	30	3/9/19	4/8/19
		Design Coordination	Colma Creek MTCO Flood Control District Coordination & Permitting	250	4/8/19	12/14/19
			ECR Connection Caltrans Coordination & Permitting	250	4/8/19	12/14/19
			BART Crossing Coordination & Permitting	364	4/8/19	4/6/20
		Rule 20A Mission Blvd	PG&E Coordination & Permitting	180	4/8/19	10/5/19
		Construction	GEC Bidding & Selection	60	4/6/20	6/5/20
			Construction	1090	6/5/20	5/31/23

RESIDENTIAL UNITS

The current preliminary conceptual plan to be designed by the highly acclaimed firms SWA Group and BDE Architecture, envisions meeting the incentives program established by the City, achieving a balance of the allowable maximum density that the City expects in the Chestnut Village and encompasses building out a total of approximately 639 residential units including a mix of townhomes, multifamily apartments and condominiums on Parcels B and C. At present, we see this buildout occurring in two phases with approximately 271 market rate townhomes and multifamily apartment units developed in the first phase on Parcel C and approximately 181 (over 28% of the total project) Veteran’s and Seniors Preference affordable multifamily apartments units including onsite Veteran’s and Senior Services on Parcel B. Phase two with approximately

187 market rate townhomes and multifamily apartment units.

We currently contemplate a unit mix of for lease apartments and/or condominiums and for sale townhomes and/or condominiums, with the exact and most efficient and financially successful mix of both unit type and for lease/for sale to be determined following extensive and informed market and economic analysis to be performed in the next phase. The Chestnut village unit mix for market and affordable are described in more detail in the tables below and on the next page.

Chestnut Village will be built with a balanced of union labor trades, and nonunion labor trades based on the most economical feasibility of the project to be viable. Our team is prepared to work with the labor union trades, and City on how to best move this forward.

AFFORDABLE HOUSING PROGRAM UNIT MIX

Phase I (Parcel B)	Units	30% AMI	50% AMI	60% AMI
1B-Standard	45	15	12	18
2B-Standard	90	14	40	36
3B-Standard	45	7	20	18
MGR	1			
TOTAL	181	36	72	72

B. DEVELOPMENT PROGRAM

MARKET RATE UNIT MIX

TABLE 1: Unit Matrix Summary by Unit Type: (Phase I / Phase II Market Rate Units)			
Unit Type	Units	Total SF	Avg Unit SF
Studio	84	42,000	500
1B/1B-Standard	141	105,750	750
1B/1B-Corner	55	36,850	670
2B/2B-Standard	100	102,500	1025
2B/2B-Corner	78	83,850	1075
Totals	458	370,950	810

Unit Mix Summary by Phase-Market Rate			
Phase I (Parcel C1)	Units	Total SF	Avg Unit SF
Studio	50	25,000	500
1B/1B-Standard	85	63,750	750
1B/1B-Corner	40	26,800	670
2B/2B-Standard	54	55,350	1025
2B/2B-Corner	42	45,150	1075
Totals (Parcel C1)	271	216,050	797

Phase II (Parcel C2)	Units	Total SF	Avg Unit SF
Studio	34	17,000	500
1B/1B-Standard	56	42,000	750
1B/1B-Corner	15	10,050	670
2B/2B-Standard	46	47,150	1025
2B/2B-Corner	36	38,700	1075
Totals Phase II (C2)	187	154,900	828

Total:	458	370,950	810
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PARKING

The tentative conceptual parking plan contemplates accommodating approximately 720 to 750 cars by way of onsite podium/ sub-grade level parking for market rate units, affordable rate units, and retail.

AMENITIES

Anticipated amenities currently include select neighborhood serving specialty shops, child care center, a shuttle to Kaiser Hospital and other key El Camino Real/Chestnut Avenue Area Plan destinations, onsite Veteran's and Senior's services, smart home automation technologies, rooftop lounges/grills, public art program, fitness center and spa, clubrooms, business and media center, landscaped courtyards, bike storage, pet play area, car charging station, and others to be determined in cooperation with the City. Letters from interested retailers are on the following pages.

LANDSCAPING AND OPEN SPACE

We picture an extensive and dynamic area Open Space and Landscape Plan developed by the award winning landscape architecture, planning and urban design firm, SWA Group (and which has provided land planning services for the City's planned future community civic campus), that will encompass both parcels and include beautifully landscaped and well-lit open space areas and winding paths, a community park and picnic/play area for children, pedestrian and bike trails and more

to be designed in consultation with the City.

The design of the site incorporates and enhances the existing landscape features, integrating a string of plazas, gardens and open spaces with the surrounding urban context.

Cutting through the entire site along its north-south axis, and running parallel to the Colma creek, the enhanced Centennial way trail highlights the landscape spine of the project with a continues row of trees, connecting the proposed public open spaces that punctuate the site and extending the landscape corridor to the north.

The stepped plaza, facing the new proposed extension of Oak road, at the south edge of the site, bridges across the street with a seamless treatment of the paving surface, providing a continuous flow of the landscape.

On the east bank of Colma Creek another public plaza on Mission Road connects to the pedestrian bridge and provides a green open space adjacent to the retail area and to the Bart Shuttle drop off.

Further to the north the trail touches a large open lawn area that serves both as a public open park and as an outdoor recreation area for the day care and the adjacent gymnasium. Landscaped berms, hedges and clusters of trees frame the outdoor day care space providing a

B. DEVELOPMENT PROGRAM

smooth separation and allowing, at the same time, visual continuity through the site.

Clusters of native trees and grasses soften the banks of the creek and create an enhanced natural corridor along the route of Centennial Way Trail, with potential to extend this green corridor further to the north.

Additional landscape spaces are provided at the fourth floor roof decks for the two building at the north parcel. The landscape treatment softens the building elevations along Mission road and creates additional opportunities for outdoor recreation for residents of all ages; these include lawn spaces for outdoor exercise, wood decks for outdoor dining and gatherings, vegetable gardens, a swimming pool and plenty of garden spaces.

Landscape rendering next page

CONNECTIVITY

Working in partnership with the City of South San Francisco's interests and taking full advantage of the site location as it pertains to a very favorable "walk score" of 80, and its designation as a planned transit village providing convenient opportunities to connect to local and regional transit systems, Chestnut Village envisions a "Village Pathway" system of connectivity that will utilize the existing, award-winning, Centennial Way Trail and provide smooth connectivity to BART, Sam Trans, SFO, the planned future South San Francisco civic campus, Kaiser Hospital, Orange Memorial Park, South San Francisco and El Camino High Schools, Los Cerritos Elementary School, Colma Creek, the Centennial Way Dog Park, and many other new and existing business, retail and park services envisioned in the Area Plan.





January 28, 2018

Barbara Gualco
Mercy Housing California
1360 Mission St., Ste. 300
San Francisco, CA 94103

Re: Retail Location at Chestnut Village, South San Francisco

Dear Barbara,

I spoke with Nancy Conover from Mercy Housing who showed me your plan for a large-scale project with 6 acres of housing, park space and retail along the Colma Creek and Centennial Trail.

We have successfully operated Philz Coffee at 2248 Westborough Boulevard in South San Francisco since 2013.

Assuming there is ample interior and outdoor seating space at the new retail proposed for the Chestnut Village, we would be very interested to talk with you about opening another Philz Coffee there. Mercy Housing has been a great landlord to Philz at 3 separate properties, starting when we opened our third location at your Mission Creek property in 2006. We wholeheartedly support your plans to develop a walkable new community in South San Francisco with great retail space.

Please feel free to contact us after you are awarded the development site, so we can take our initial discussion to the next level.

Sincerely,

David Grey
Philz Coffee



January 24, 2018

Barbara Gualco
Mercy Housing California
1360 Mission St., Ste. 300
San Francisco, CA 94103

Re: Retail Location at Chestnut Village, South San Francisco

Dear Barbara,

Nancy Conover from Mercy Housing showed us your plan for Chestnut Village, which looks like a great project for housing, commercial, and open space. Our business Mudpuppy's could be interested in leasing space, if the timing works out for our growing business.

Mudpuppy's has been providing dogs with the very best in grooming services for almost 20 years. We operate our "Tub and Scrub" at Point Isabel Regional Shoreline in the East Bay and on Castro Street in San Francisco. Dogs are washed with clean and green products in specially designed tubs. Holding areas in the windows feature radiant floor heating to keep pups cozy and warm until customers return – and to give pedestrian shoppers a smile.

Mudpuppy's is looking to open its third location on the Peninsula, and this Chestnut Village looks ideal. Mudpuppy's would well serve people's needs in this park space area along the restored Colma Creek and new apartment complexes. We've successfully operated our award-winning patio café Sit & Stay, adjacent to Mudpuppy's at the Point Isabel Dog Park, and are interested to learn what might be required for an outdoor café adjacent to a Mudpuppy's here.

I understand your proposal is in an early stage; please keep us posted when it moves further along.

Best regards,

A handwritten signature in black ink, appearing to read "Daniel Bergerac".

Daniel Bergerac
Mudpuppy's
Daniel@mudpuppys.com

B. DEVELOPMENT PROGRAM



B. DEVELOPMENT PROGRAM

CHILDCARE

Priorities for enrollment: The YMCA has built three child care facilities and two of the three were built in the past 5 years. At Chestnut Village, we anticipate we can provide services for up to 72 children. The space will accommodate enrollment for 18 infants, from age 3 months to 24 months old; 24 toddlers from age 24 months to 36 months old and 30 preschoolers from age 3 to 5 years old. The primary priority for enrollment will be to have a minimum of 25% of the program's

enrollment be for children from low to moderate- income families, and children of families residing in Chestnut Village. Therefore, out of 72 children enrolled, at least 20 children will be with subsidized tuition. To offset or subsidize child care tuition cost for parents, our program will accept third party-voucher payments and will offer financial assistance made possible through YMCA annual fundraising efforts (over \$300,000 each year).



Chestnut Village Preschool Program

Center with infants (18), toddlers (24) and preschoolers (30)				
Rooms/Areas	Max Number of Children/sq. ft. required	Number of Staff	Ratio	Group Size
Infant Room 1 (age 3 mos. – 12 mos. old)	9 children = 40 - 45 sq. ft. per child	3	1:3	9
Infant Nap room	25 sq. ft. per child	1	1:24	
Infant Room 2 (older infants/age 12 mos. – 24 mos. old)	9 = 40 sq. ft. per child	2 FT/ 1PT	1:4	9
Diaper Changing table – 1 in each classrooms, sink must be near the changing tables which is a separate from sinks use for food prep				
Outdoor area for INFANTS ONLY	12 children = 75 sq. ft. per child (each class will alternate, taking turn to use the outdoor area)			
Toddler Rm 1 (age 24 mos. – 36 mos.)	12 = 35 sq. ft. per child	2 FT	1:6	12
Toddler Rm 2 (age 24 mos. – 36 mos.)	12 = 35 sq. ft. per child	2 FT	1:6	12
Bathrooms between two toddler classrooms (must have 1 toilet and 1 sink for every 15 children) Diaper Changing table – 1 in each classrooms, sink must be near the changing tables which is a separate from sinks use for food prep				
Preschool Rm 1 (age 3 yrs. – 5 yrs. old)	16 = 35 sq. ft. per child	2	1:8	15
Preschool Rm 2 (age 3 yrs. – 5 yrs. old)	16 = 35 sq. ft. per child	2	1:8	15
Bathrooms between two preschool classrooms (must have 1 toilet and 1 sink for every 15 children)				
Outdoor area for Toddler & Preschool	32 children = 75 sq. ft. per child (each class will alternate, taking turn to use the outdoor area)			
Center Auxiliary space				
Kitchen or Food prep areas in each classroom	Minimum of 5 ft. counter space with sinks not included in youth square footage			
Staff Room/ Work Lounge area				
Office				
Lobby/Reception				
Bathrooms	1 separate adult restroom			
Laundry/Janitor Room				
Storage Space	Storage could be cabinets on walls, outdoor areas and/or in office and staff rooms			

B. DEVELOPMENT PROGRAM



**FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**

January 31, 2018

Robert Mendelsohn
Republic Metropolitan

Mr. Mendelsohn:

The Peninsula Family YMCA, a branch of the YMCA of San Francisco, is pleased to join the Republic Metropolitan team on the Chestnut Village project. The YMCA has agreed to work exclusively with the Republic Metropolitan team on this project.

The YMCA has operated Gateway Child Development Center in partnership with the City of South San Francisco since 2004. The program serves over 110 children ages 3 months - 6 years each day. The critical need of child care in this community is evidenced by our waiting list of over 90 families each year. We are excited for the opportunity to expand our delivery of high-quality, lower-cost child care programming to families living and working in South San Francisco.

The Gateway Child Development Center has been accredited by the National Association for the Education of Youth Children (NAEYC) since 2013. This accreditation is granted to fewer than 10% of the licensed child care programs in the nation-it is a hallmark of our quality curriculum, staff, and parent engagement.

The YMCA is excited to support the families living and working around Chestnut Village. Our YMCA programming offered to children and families onsite will include: youth sports, parenting workshops, and supportive mental health assessments when needed. Each family enrolled in our program will have access to the YMCA gym and pool facilities throughout the Bay Area.

We look forward to working with Republic Metropolitan to enhance the Chestnut Village project.

Sincerely,

Rachel Del Monte
District Executive Director – San Mateo County
YMCA of San Francisco
(650) 294-2601
rdelmonte@ymcasf.org



1700 S. El Camino Real, Suite 405
San Mateo, CA 94402-3050

📞 650.372.9500
📠 650.372.9588

January 25, 2018

To The Chestnut Village Review Team;

COMMISSIONERS

Anne E. Campbell
County Superintendent of Schools
David Canepa
Board of Supervisors
Pam Frisella
Commission Chair
Michael Garb
Public Member
Rosanne Foust
Public Member
Neel Patel, M.D.
Public Member
Sandra Phillips-Sved
Public Member
Louise Rogers
*Chief, Health System
Commission Vice Chair*
Nicole Pollack
Interim Director, Human Services Agency

EXECUTIVE DIRECTOR

Kitty Lopez

STAFF

Michelle Blakely
Khanh Chau
Myra Cruz
Jenifer Clark
Karen Pisani
Emily Roberts
Mey Winata

I am pleased to support the proposal submitted to your office by the YMCA of San Francisco as operators providing early care and education for preschool children ages 0-5 years old in San Francisco. The YMCA is a trusted community asset that provides an array of programs and services for children, adults, seniors and families- reaching over 150,000 people through fourteen branches and one hundred plus program sites throughout San Francisco, San Mateo and Marin Counties.

I am impressed by the YMCA's ability to strengthen communities by providing affordable child care to low- and middle-income families, youth development programs, mental health and family services. Their ability to partner with public agencies and other nonprofits in offering critical social service programs that help families make changes, bridge gaps and overcome obstacles is inspiring. The breadth and depth of the YMCA of San Francisco's programs and infrastructure places them at the forefront of program development in the city of South San Francisco.

San Mateo County is facing a childcare facilities shortage. According to San Mateo County Child Care and Preschool Needs Assessment 2017 Report, in South San Francisco the demand for the number of residents with children ages 0 – 4 years old needing care is 2,183. There is a need of 518 subsidized spaces for families with incomes below 70% state media income. Your approval of the YMCA of San Francisco proposal will not only help many low income families in South San Francisco find a place to bring their children ages 0 – 4 for childcare, but also aligns with the Build Up for San Mateo Kids Early Learning Facilities Initiative goals of addressing the childcare shortage in the San Mateo County.

First 5 San Mateo County is pleased to support their application for the Chestnut Village Early Childhood Education Center.

If you have further questions, please feel free to contact me via email at klopez@smcgov.org.

Sincerely,

Kitty Lopez
Executive Director

B. DEVELOPMENT PROGRAM



January 25, 2018

Dear Members of the Chestnut Village Review Team,

I am pleased to support the proposal submitted to your office by the YMCA of San Francisco as operators providing early care and education for preschool children ages 0-5 years old. The YMCA is a trusted community asset that provides an array of programs and services for children, adults, seniors and families- reaching over 150,000 people through fourteen branches and one hundred plus program sites throughout San Francisco, San Mateo and Marin County.

I am continually impressed by the YMCA's ability to strengthen communities through affordable child care to low- and middle-income families, youth development programs, mental health and family services. Their ability to partner with public agencies and other nonprofits in offering critical social service programs that help families make changes, bridge gaps and overcome obstacles is inspiring.

The breadth and depth of the YMCA of San Francisco's programs and infrastructure places them at the forefront of program development in the city of San Francisco and my office is pleased to support their application for the Chestnut Village Early Childhood Education Center.

If you have further questions, please feel free to contact me at (650) 517-1435 or via email at dfleishman@sanmateo4Cs.org

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Fleishman', with a long horizontal flourish extending to the right.

David Fleishman
Executive Director

THOUGHTFUL COMMUNITY ENGAGEMENT PROCESS

The City expects the selected developer to prepare a thoughtful outreach plan to guide an engagement process to gather stakeholder, neighbor, and the community input. Gathering feedback from the public will be critical in refining the project design and program to serve and enhance surrounding communities and, more broadly, South San Francisco.

The Republic Team shares the City's commitment to soliciting and incorporating stakeholder input at all phases of the proposed development. Consistent with this mission, our strategic plans are informed by residents and policymakers alike, and we will continue to cultivate an active dialogue among these constituencies as we refine the project design and use programs, pursue entitlement approvals and ultimately transition to operations.

Background

With the adoption of the El Camino Real/ Chestnut Avenue Area Plan in 2011, the City of South San Francisco committed to a bold vision for the El Camino Real Corridor and the future of this important transportation and commercial corridor as well as the well-established neighborhoods to the west and the east. The PUC Site represent the first major implementation of that ambitious and visionary approach to revitalizing the El Camino Real



Corridor in South San Francisco and creating a new, vibrant neighborhood with thousands of housing units and a future Civic Center Complex.

The Republic Team recognizes these parcels do not exist in isolation. This project will set the foundation for creating a 21st Century neighborhood which creates much-needed new housing and leverages the benefits of close proximity to BART, SamTrans bus routes, local highways, Centennial Way and Orange Park, existing retail and the transformative new Civic Center Complex being designed in parallel. It will be critical to understand the complexities of advancing this important vision in the midst of some of South San Francisco's most established neighborhoods and along a state route.

We envision a project which compliments and engages with the future South San Francisco

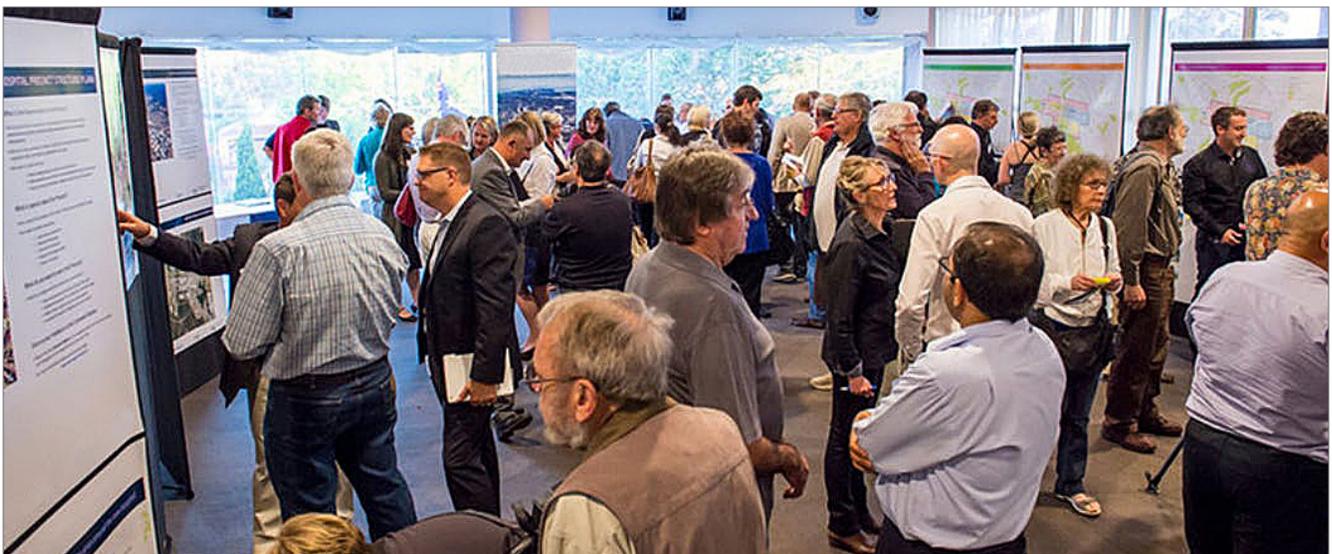
B. DEVELOPMENT PROGRAM

Civic Center Complex and adds to the vitality of Orange Park, Centennial Trail, and the El Camino Real. The residential and retail elements of our project will set the stage for the revitalization and evolution of the El Camino Real/Chestnut Avenue area and allow residents to travel by BART and other mass transit options. Our planned senior and veteran housing is strategically located near the same transit options, Kaiser Hospital, and the public safety, library, and recreation uses planned for the new Civic Center Complex.

South San Francisco's section of the El Camino Real Corridor has also been the focus of several comprehensive planning efforts including the El Camino Real/Chestnut Avenue Area Plan, the South El Camino Real General Plan study, and the ongoing Grand Boulevard Initiative. The existing knowledge base and expectations associated with these plans will need to be address and explained as they pertain to this

project and the overall Area Plan vision moving forward.

Yet despite these multi-year planning efforts and the associated public engagement which has taken place with local neighborhoods and community stakeholders, the Kaiser Hospital tower has been the tallest building that most longtime residents have lived with on a day-to-day basis. For residents in Sunshine Gardens, Orange Park, Winston-Serra, Avalon, and even Westborough - the realization that high-density housing and mixed use development is moving west from downtown is already creating anxiety and concern about quality of life impacts, traffic congestion, and too much density. Additionally, the ongoing media coverage of issues related to growth and development in the biotech and commercial areas east of US 101 just add to the perception of some residents that South San Francisco is growing too quickly.



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Our team is ready to work side-by-side with the City and the community to realize the first step in a historic vision which will respect the quality of life in existing neighborhoods and set the stage for an exciting new neighborhood for every generation of South San Francisco residents.

Designing a Thoughtful Community Engagement Process

Collectively we will have one opportunity to engage in a respectful and comprehensive dialog with South San Francisco stakeholders based on proactive outreach instead of reactive damage control.

B. DEVELOPMENT PROGRAM

We must engage and educate stakeholders through a variety of communications channels and settings about critical issues related to the City's overall vision, project details and timelines, community benefits, concerns about traffic congestion, heights and views, and to highlight benefits resulting from the synergy with the new Civic Center Complex, Centennial Way and Orange Park, other recreation activities, and the importance of proximity to mass transit and BART.

In addition to residential engagement east and west of the El Camino Real corridor, it will be important to engage with other stakeholders including city leaders, local public agencies, Kaiser Hospital, the South San Francisco Chamber of Commerce, Grand Boulevard Initiative, bike and pedestrian advocates, South San Francisco Friends of Parks and Recreation, affordable housing advocates, and other groups as identified in close collaboration with the City of South San Francisco.

A Thoughtful Community Engagement Process will include the following major components:

- Create a Knowledge Base
- Define Clear Goals and Expectations for the Team
- Pre-Engagement Meetings with Key Stakeholders
- Broad and Focused Community Engagement Activities and Ongoing Communication Channels

Creating a Knowledge Base

Because of the importance of this community engagement process, it is critical to understand this history of land use planning in the area, identify key neighborhood stakeholders, business stakeholders, and any citywide constituencies.

To that end, we would propose the following series of meetings and briefings to ensure key members of the project team fully understand South San Francisco and can design a project which can speak to the variety of constituencies.

- Overview briefing regarding the development and approvals of the El Camino Real/Chestnut Avenue Area Plan and the South El Camino Real General Plan studies;
- Interviews with the Office of the City Manager, Economic and Community Development Department, and Parks and Recreation Department regarding the vision for this area, known community concerns, and key individual and organizational stakeholders which need to be engaged;
- Interviews with each City Council Member regarding their perception of the vision for this area, known community concerns, and key individual and organizational stakeholders which need to be engaged;



The data collected from this effort will inform ongoing strategies and goals for the community engagement process.

Define Clear Goals and Expectations for Internal Activities

Defining clear goals and expectations with City staff regarding the overall timeline for community engagement activities and the roles and responsibilities for the City and the project team is essential.

In partnership with the City staff and city consultants, we will collaboratively establish the procedures and protocols that will guide community engagement activities and timelines. Effective communication is the cornerstone of our team, and our ability to successfully deliver projects within the

parameters set by the cities we work with. Our goal is to communicate fully with all team members so that there no surprises – including:

- Communicate regularly in order to provide easily understood updates with respect to project budgets, schedules, potential issues, and all items of interest or concern;
- Support City staff at meetings with stakeholders, community groups, advisory committees and assist with any presentations;
- Conduct regular briefings with city council members, commissioners, staff, and any other stakeholders at the direction of City staff.

Pre-Engagement Meetings with Key Stakeholders

B. DEVELOPMENT PROGRAM

Through a combination of known stakeholders and those which are surfaced as a result of discussions in the “Knowledge Base” phase, identify the top tier of stakeholders which should be engaged in one-on-one or small group briefings in order to gauge their understanding, perceptions, and goals regarding the overall vision for the Area Plan and specific to the PUC Site. Top tier stakeholders will likely include:

- Specific neighborhood leaders;
- County of San Mateo, BART, SamTrans, police and fire, and Caltrans;
- South San Francisco Unified School District;
- South San Francisco Friends of Parks and Recreation;
- Kaiser Hospital;
- Key area property and business owners;
- Chamber of Commerce;
- Grand Boulevard Initiative;
- Bike and pedestrian advocates;
- Affordable housing advocates.

These meetings will include a predetermined set of questions which will be discussed with all attendees in order to surface key issues of concern, highlight positive elements, and identify topics that require deeper public

education. This data will be compiled into a final report which will inform the final details and strategies for the broader community engagement and education plan.

Broad and Focused Community Engagement Activities and Ongoing Communication Channels

Our experience confirms that effective community involvement must meet stakeholders “where they are.” This means providing multiple venues for residents and stakeholders to get information, ask questions, express opinions and receive thoughtful responses to their input. Our approach to community engagement activities will include:

- Holding community forums and workshops at convenient venues in the neighborhoods surrounding the PUC site to provide the opportunity for public education and gather stakeholder input and reaction to emerging plans;
- Rotating meetings around the vicinity of the project site to encourage greater attendance and awareness;
- Meeting at the offices and homes of stakeholder organizations and representatives;
- Partner with key stakeholders to organize informational “house party” or organization-specific briefings to broaden the reach and impact of the effort;

- Leverage the power of online communications, social media, and traditional communication channels to engage and educate the public and seek input from constituents who cannot attend meetings and briefings. Strategies may include:
 - Creating interactive online tools that:
 - Informs site visitors about the project plans
 - Provides opportunities to ask questions and provide comments
 - Responds to inquiries and questions submitted online or via email
 - Shares updated project news
 - Monitor social media sites on Facebook and Nextdoor and provide accurate content and information;
 - Monitor neighborhood blogs such as Everything South City and provide accurate content and information;
 - Provide content to social media sites about key project milestones and community engagement activities;
 - Targeted direct mail as appropriate.

The Republic Team shares the City’s commitment to soliciting and incorporating stakeholder input at all phases of the proposed

development. Consistent with this mission, our strategic plans are informed by residents and policymakers alike, and we will continue to cultivate an active dialogue among these constituencies as we refine the project design and uses, pursue entitlement approvals, and ultimately transition to operations.

SUMMATION

The intent of our proposed development is to achieve a density balance of residential units by meeting the incentive program ultimately to be finally determined in conjunction with the City of South San Francisco and which will include high quality architecture, green building provisions, transportation demand management and offsite improvements, combined with a seamless blend of desired and inviting contemporary amenities, a convenient and efficient parking plan, a dynamic and welcoming landscape and neighborhood land plan with smooth and easy connectivity to key Area Plan destinations and new Civic Center.



2. APPROACH TO ADDRESSING CITY EXPECTATIONS

In the previous section – The Project – several expectations are outlined for the eventual development of the PUC Site. Please address through narrative descriptions, illustrations, and/or diagrams how the proposed development program meets the City's expectations.

As part of the Development, Developer will incorporate the Oak Avenue Extension and Public Infrastructure Improvements program and funding partnership strategies to close the funding gap needed to design and construct these public improvements. The project site offers complex challenges which are also opportunities for a vibrant, sustainable community integrated with adjacent neighborhoods to integrate this Transit Oriented Development (TOD) project, and potential financial options that will be incorporated into our financial plan.

- Oak Avenue Extension – from Oak Avenue/ Mission Road to El Camino Real/Arroyo Drive;
- Colma Creek Crossing – Coordination with San Mateo Flood Control District, Army Corps of Engineers on design options in providing 100-year storm event flood protection and free board requirements.
- BART Coordination: Coordination of Oak Avenue Extension, permitting and agreements;

- Caltrans and Samtrans Design & Permitting – Coordination with the Grand Boulevard Initiative design standards, and approved project at ECR/Arroyo Intersection for the connection of the Oak Avenue Extension and related improvements.
- PG&E Coordination for overhead utilities & undergrounding project coordination;
 - o Existing 30-Inch high-pressure gas transmission line;
 - o Proposed Rule 20A Mission Road OH Utilities Undergrounding;
- Coordination with new proposed Civic Center

The Oak Avenue Extension/Infrastructure program proposed schedule “*Chestnut Village Development Time Line*” is shown on the next page. The team will finalize the project schedule based on City’s input in line with the Civic Center timeline.

Our team will evaluate other potential funding sources available to the City through grant opportunities. These include evaluating the viability of establishing special assessment district(s) such a Community Facilities District (CFD). CFD’s, under Mello-Roos law passed in 1982 in response to Proposition 13, allow local cities, counties and school districts to create a special district to leverage additional property taxes to finance and pay for new infrastructure

needs within the established CFD boundary.

The Developer supports the creation of a CFD. Should the City be in agreement, it will be critical to establish the district boundaries; create formation documents to establish a financial alternative to pay for infrastructure funding shortfall; and plan for long term maintenance of associated facilities. As part of our team, we will hire a professional municipal financing consultant to evaluate and finalize the most cost-effective infrastructure financial

plan in collaboration with the City's team.

Consideration for BART's Sphere of Influence

The Developer will work in partnership with the City team in entering into the required agreements with BART for the use of BART right-of-way as open space to compliment the development open space design amenities, and Oak Avenue Extension.

CHESTNUT VILLAGE DEVELOPMENT TIME LINE						
Project Phase	Project Milestones	Key Steps	Key Tasks	Duration (Days)	Start Date	Finish Date
Public Infrastructure/ Oak Avenue Extension	DPW Coordination	Project Scope & Finance	Establish Project Funding & CFD	180	9/10/2018	3/9/2019
			Oak Avenue Extension MOU	30	3/9/2019	4/8/2019
		Design Coordination	Colma Creek MTCo Flood Control District Coordination & Permitting	250	4/8/2019	12/14/2019
			ECR Connection Caltrans Coordination & Permitting	250	4/8/2019	12/14/2019
			BART Crossing Coordination & Permitting	364	4/8/2019	4/6/2020
		Rule 20A Mission Blvd	PG&E Coordination & Permitting	180	4/8/2019	10/5/2019
		Construction	GEC Bidding & Selection	60	4/6/2020	6/5/2020
			Construction	1090	6/5/2020	5/31/2023

B. DEVELOPMENT PROGRAM

3. DRAWINGS AND DIAGRAMS

Though the City expects the selected developer to refine their development program after undertaking a thoughtful community engagement process, some preliminary drawings and diagrams are necessary to evaluate each development team's proposal.

Please provide the following drawings and diagrams.

- *Site plan showing building footprints, circulation, locations of commercial space, public and private open space, and bike and pedestrian connections.*
- *Schematic drawings sufficient to illustrate uses within buildings and relationships between buildings, elevations, showing gross building areas, and parking by use and by phase.*
- *Axiomatic renderings that communicate the vision for the site, and sense of proposed building heights and massing.*

The following plates represent:

ILLUSTRATIVE PLAN - GROUND LEVEL

ILLUSTRATIVE PLAN - PARKING

ILLUSTRATIVE PLAN - PODIUM

OAK STREET EXTENSION AFFORDABLE MIXED USE

MISSION ROAD RESIDENTIAL FRONTAGE

BLOCK C OPEN SPACE AND DAY CARE













4. BENEFITS

Describe what economic and community benefits the City will receive as a result of the proposed development, including details of public spaces, traffic/transit/ pedestrian improvements, public art, and any other proposed community resources.

The economic and community benefits to the City include integrating the envisioned public improvements to compliment and engage with the future South San Francisco Civic Center complex, and add to the vitality of Orange Park, Centennial Trail, and El Camino Real. The residential and retail elements of our project will set the stage for the revitalization and evolution of the El Camino Real/Chestnut Avenue area, and allow residents to travel by BART and other mass transit options. Our planned affordable and ADA housing is strategically located near the same transit options, Kaiser Hospital, and the public safety, library, and recreation uses planned for the new Civic Center.

Capitalizing on BART and other transit options within close proximity of the project, one of the project benefits will include the implementation of a Transportation Demand Management (TDM) Program that will provide residents with multi modal transportation options. TDM's can include providing seed funding for many of the transportation options that will help implementation, and to encourage behavior change towards non-

automobile trips by incoming residents and tenants during occupancy of the project.

The TDM Program will serve as a model for future development within the El Camino Real/ Chestnut Area Plan to promote Active Travel Mode options within South San Francisco. Innovative TDM Active Travel Mode options recommended within this plan include:

- BART passes for building residents and tenants
- Free use resident "e-bike" electric bicycle share
- Real-time parking occupancy for retail parking
- Shuttle programs for seniors & veterans to Kaiser hospital

We will commence a robust public art program, working with a public art consultant well versed in creating meaningful art installations for municipalities.

Based on the proposed project plan, it is anticipated the City will receive approximately \$20 million dollars of Development Fees, including building & permit fees, additional property tax revenue. Through the CFD, the public infrastructure constructed as part of the development project will be maintained by the CFD, allowing General Fund and Gas Tax Fund dollars for other City needs. *(See Section C2 for a detailed breakdown.)*

