

**Proposal for
Consulting Services for the
Southview Park Renovation Project**

Prepared for /
the City of Sausalito
May 11, 2016

Prepared by /
swa

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May 11, 2016
City of Sausalito
Department of Public Works
420 Litho Street
Sausalito, CA 94965-1933

Dear Selection Committee,

There are not many opportunities to collaborate on the design and building of a park so close to our office and our community, so it is with much interest and anticipation that we submit this proposal for the renovation of Southview Park. We at SWA feel that we are uniquely qualified to work with Sausalito on this project because we have the right mix of deep local knowledge, the richness of experience that an international practice provides, and the focus on getting projects built, and built well, that this project requires.

We also have the right team. Our in house team has recent experience working with the City of Sausalito and the Sausalito community on Icehouse Park. Our subconsultants are also highly qualified and locally based firms with whom SWA has had a long, efficient, and productive working relationships. I have confidence that this team can produce the kind of detailed and comprehensive documents and EIR required to cost effectively deliver a high quality park. We are also well equipped to be a very hands on (and close at hand!) partner to the City throughout the construction process.

Southview Park, with its breathtaking views and challenging topography, has the potential to be a great neighborhood park satisfying a variety of passive and active uses and users. SWA is ready to work with the City to creatively find the best strategies for turning the challenges that this park presents, like parking, accessibility and crumbling retaining walls, into opportunities. The SWA team also looks forward to guiding the stakeholders and community through an engaging and productive public process discovering together the unique opportunities that this park in this neighborhood provides.

Best regards,



Cinda Gilliland, Principal
RLA, LEED AP

A. Part One | SWA Proposal

A. FIRM INFORMATION | PRIMARY CONTACT

The SWA Group
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415.332.5100 P
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Cinda Gilliland, LEED AP
SWA Principal Designer | Project Principal-in-Charge
cindagilliland@swagroup.com

B. ORGANIZATIONAL STRUCTURE, BACKGROUND, AND RELEVANT QUALIFICATIONS WITHIN THE FIRM

Organization

SWA was founded in 1957 and in 1973 changed its name from Sasaki Walker & Associates to SWA Group. In that same year it became one of the first companies on the West Coast to be owned by an Employee Stock Ownership Plan (ESOP)—a vehicle that has resulted in the company becoming 100 percent employee-owned. SWA expanded from a West Coast firm in the 1960s and 70s to a fully national and international firm by the 1980s and 90s. Its practice and philosophy have evolved from a firm of two lead principals into a collaborative, participatory group practice involving seasoned and talented principals and associates—several of whom are recognized as among the most talented designers and planners in the profession.

SWA is led by an Executive Committee which represents each of the firm's studios. SWA's day-to-day executive management team is made up of a CEO, President, and CFO, with each individual having tenured with SWA for over two decades. Each studio has a senior Managing Principal, as well as other principals, associates, and staff who are highly trained and fully engaged in project work and project management.

For over five decades, SWA Group has been recognized as one of the world's design leaders in the fields of landscape architecture, planning and urban design. We have received over 800 awards and have worked in 50 states and more than 60 countries. Our principals are among the industry's most talented and experienced designers and planners. Emerging in 1957 as the West Coast office of Sasaki, Walker and Associates, the firm first assumed the name SWA Group in 1975. SWA Group is a 100% Employee-Owned S Corporation.

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% of our 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 our work is a passion for imaginative, solution-oriented design that adds value to land, buildings, cities, regions, and to people's lives.

Landscape Architecture

We provide complete landscape architectural services, including site planning, concept design, schematic design, design development, construction documentation and construction observation. We often provide our clients with continuing landscape design consultation after construction completion and can provide landscape management plans for their use.

Planning

We produce comprehensive land plans and master plans for large land areas. Because our work is land-based, we'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. We apply these same skills to projects involving the use and restoration of natural systems.

Urban Design

We offer master planning, preparation of design guidelines, and full design services for urban projects. These urban design and planning services can be applied to entire districts, as well as street systems, city blocks, public park and plaza spaces, waterfronts, and the smallest of urban areas. We 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.

Relevant Qualifications

Our team's skills and experience are an exceptional match for the City's needs for the Sausalito Parks and the Southview Park Renovation Project. As we see it the City needs a team that will be able to successfully meet and present solutions to a diverse range of goals and challenges. These include, but are not limited to: balancing the concerns and desires of a diverse range of groups and citizens; engaging the community; and understanding the physical constraints as well as the unique potentials of the site, all the while informed with our in depth local knowledge of requirements that factor into the realization of successful results.

Both as landscape architects and as planners, SWA's work is firmly rooted in design and in how design thinking is central to the process of finding informed solutions to a community's goals and aspirations. We are ready and eager to listen to the people most intimately connected to Sausalito and Southview Park and to better understand the "where" and "what", as well as to hear their visions and concerns.

SWA brings a high level of engagement with City staff and stakeholders from our local office in Sausalito of 45 designers and planners – Our studio serves as headquarters for the entire SWA firm, and keeps us grounded in the appreciation for this special place we call "home".

Parks and Recreation

In addition to park work both internationally and nationally, our studio has experience with planning and design of numerous parks in California:

- Berkeley Marina, Berkeley
- Citrus Park, Anaheim
- Coyote Canyon Park, Orange County
- Creekside Park/Mall Master Plan, Walnut Creek
- Dominguez Creek Enhancement and Engagement Project (DEEP), Hawthorne
- Emeryville Marina, Emeryville
- Emeryville Waterfront Park at Watergate Towers, Emeryville
- Golden Gate National Recreation Area (GGNRA), Marin County
- Griffith Park Master Plan, Los Angeles
- Iron Horse Park and Open Space, Dublin
- Jeffrey Open Space Park, Irvine
- Lantern Bay Master Plan and Coastal Design, Dana Point
- Lucas Valley Recreation Area, Marin County
- Marin Sports Academy, Novato
- Milpitas Public Park, Milpitas
- Milton Street Park, Los Angeles
- Mountain House Parks, Recreation and Leisure Plan, Mountain House
- Muir Woods, Marin County
- Murrieta Civic Center, Murrieta
- Murrieta Town Square Park, Murrieta
- Palmdale Park and Recreation Master Plan, Palmdale
- Paradise Beach County Park, Tiburon
- Pasadena Central Park, Pasadena
- Pescadero Creek Park Master Plan, San Mateo
- Rancho Bernardo Community Park Master Plan, San Diego
- Rancho San Ramon Community Park, San Ramon
- Refugio Valley Community Park, Hercules
- Richardson Bay Linear Park, Tiburon
- San Diego South Embarcadero Central Park, San Diego
- Santa Monica Ocean Park, Santa Monica
- Sequoia-Kings Canyon National Parks Master Plan, Fresno and Tulare Counties
- Shoreline Regional Park Mountain View
- Stanford University Terman Park, Stanford
- Sydney G. Walton Square, San Francisco
- Temecula Civic Center Complex, Temecula
- Tonner Canyon Recreation and Facility Plan, Los Angeles, Orange and San Bernardino Counties
- Woodbury East Parks, Irvine
- Woodbury Parks, Irvine

C. APPROACH TO SCOPE AND SERVICES

Southview Park Work Plan

SWA believes that the best design results from engaging all stakeholders and citizen groups and working collaboratively with city staff and agencies. As a local business, SWA is excited about working with the community and the city to imagine the future of Southview Park and construct a great community park for Sausalito. We would like to meet with the city throughout the early design phase to get input on the progress and suggest holding this meeting prior to the Planning Commission submittal. As a part of the design process, SWA suggests facilitating a series of three meetings within Phase 2 tasks to solicit input from the community. The first meeting would be a visioning session to discuss potential ideas and review program. A few weeks later, we would present some schematic plan options for the site and solicit feedback, with a final meeting to present the favored option to the community and incorporate comments into the planning commission hearing. As a part of the public outreach, SWA and consultants would provide digital materials to be published on a website. We plan on coordinating with city staff to determine if an existing city website will work or if another solution would be more appropriate. For internal project team communications, we provide a platform for information and file sharing.

SWA has assembled a team of consultants to support the development of project plans through construction. Our team features WRA environmental consultants to assist with CEQA Compliance and agency coordination. CSW/S2 will provide civil engineering services for all of the proposed improvements.

This is a complicated site from an accessibility perspective and we believe it will be necessary to study this along with the alternatives for retaining walls. The FTF engineering plans indicate the repair of the retaining walls in a few locations, however the improvements for the park may require studying a more comprehensive design solution for the layout of walls. There is some initial study required before we proceed with structural engineering services, and we are inclined to solicit detailed proposals for the required work with the previous consultants once we have a consensus regarding the program and park layout. Our hope is to build on the work done to date and not to revisit with new consultants unless required. We are comfortable working through the accessibility issues, and may elect to involve a CASP earlier in the process than suggested in the RFP if there are specific issues that may affect the course of the project. SWA and CSW/ST2 would be able to assist in selecting consultants to provide required services, and these can be brought in as we get a clearer picture of the required scope. SWA's experience in site design and play spaces will be key in integrating the accessibility concerns with structural work to deliver a comprehensive design solution. Although the structural scope is not known at this time, SWA, WRA and CSWS2 have given their best pass at anticipating scope items and there may be tasks that will not be required dependent on the preferred scheme.

Our approach to the design and construction of Southview Park would consist of six phases of work outlined in the RFP. To accompany this scope of work, we have provided a preliminary schedule for your review and comment. We have taken the initial dates listed in the RFP in grey at the bottom and have listed our suggested schedule in color above. The proposed schedule has incorporated typical durations for phases, review time by the city, and seeks to minimize additional costs from potential redesign by getting Planning Commission input before proceeding with more detailed design. Our schedule also anticipates that construction will not begin until April 2017 after the rainy season ends, which allows time for city review and permitting prior to the bid period. The schedule does not indicate a duration for permitting and although the plans will be familiar, it seems this should be anticipated. The meetings that have been suggested in the work above work plan as well as the meetings the city has required have been listed on our tentative schedule for coordination and discussion. We anticipate that additional meetings will be scheduled as required, but we expect the meetings listed will facilitate the majority of the work effort.

PHASE 1 - PRELIMINARY INVESTIGATION –Coordinate with city and stakeholders to determine constraints, interests and review the program. Base plans will be prepared demonstrating constraints and opportunities with input from the consultant team to identify potential issues. See schedule

- Meet with City staff, the Parks and Recreation Commission to determine project requirements.
- Assemble and review existing plans, surveys, utility connections and other information available for the Project.
- Visit the site to investigate existing conditions to identify opportunities, constraints and verify the presence of existing utilities and points of connection.
- Meet with City staff to obtain additional information and input from various City departments.
- Contact and coordinate with public and private utilities and the Public Works Department.
- Perform additional topographic survey work as necessary to produce complete and accurate base sheets for construction document purposes.
- Perform utility location and depth verification, as required; City will locate City owned utilities upon request.
- Perform tree inspections/evaluations and any additional soils testing necessary.
- Prepare a project schedule and update at each submittal.
- Meet with City staff and the Parks and Recreation Commission to discuss preliminary Southview Project alternatives (this task is expected to require a series of public workshops to develop and refine alternatives with the objective of developing consensus on a preferred alternative to be recommended to City Council for approval before permitting and bid document preparation).

PHASE 2 – PRELIMINARY (30%) PLANS, SPECIFICATIONS, COST ESTIMATE, CEQA DOCUMENTS AND PERMIT APPLICATIONS – SWA and the consultant team anticipates developing a preliminary plan and cost estimate that will be reviewed by the city. The preliminary plan would be presented to the public for feedback before going to the Planning Commission.

- Prepare preliminary (30%) plans for the Projects along with a preliminary cost estimate, CEQA documents and permit applications. Plans shall be prepared to City standards in color on 24" x 36" sheets, AutoCAD® or equivalent and in PDF format per the standards listed in the RFP.
- Review deliverables with City staff and incorporate requested revisions. City shall review within two (2) working weeks of receipt of a complete set of preliminary deliverables.
- Upon submitting preliminary plans for city review and Planning Commission, we would propose to reassess the scopes of work and consultants required to provide detailed plans.

PHASE 3 – DETAILED (60%) PLANS, SPECIFICATIONS, COST ESTIMATE, CEQA DOCUMENTS AND PERMIT APPLICATIONS – Further developed plans, cost estimates and specifications would be submitted for city review and used to evaluate the budget and develop bid alternatives.

- Prepare refined and further defined plans reflecting the proposed styles, types, colors and finish amenities, surface materials, pavement types and finishes, layout and alignment, site preparation and grading, drainage, landscaping, irrigation, equipment details, lighting, utilities, Title 24 and Americans with Disabilities Act (ADA) requirements, public safety, security concerns, noise concerns, CEQA mitigation requirements and other elements of the design.
- Provide City with complete application packages for all required permits for the Projects. City will assist as needed to obtain all necessary permits.

▪ Prepare and submit the 60% complete plans, specifications and supporting information, including:

- Plans.
- Draft special provisions and technical specifications
- Schedule of quantities.
- Engineering calculations for engineering structures.
- Details.
- Catalog cuts.
- Product literature.
- Written narrative describing all components, materials, finishes, colors, landscaping, custom features, if any and related elements.
- PDF files of plans and specifications

▪ Submit base Projects consistent with the conceptual plans and objectives, and a list of proposed bid alternatives to be added to or eliminated from the Projects dependent on construction cost bids received.

▪ Update Project delivery cost estimate and schedule.

▪ Prior to public meetings necessary for permits, prepare high-quality presentation drawings of layout and major elements and features which are suitable for use.

Presentation drawings shall be in color, show samples of materials to be used, be in an easy-to-see and clear format, and be mounted on rigid board. They shall include a materials board and details of all major elements.

▪ The City expects to retain an independent Construction Manager and an independent California-Certified Access Specialist to perform constructability and accessibility reviews of consultant's plans and specifications at this stage of delivery. On the basis of those independent reviews, as directed by City, consultant shall revise plans as necessary to reflect regulatory, public and other input on the Projects at the conclusion of this phase of delivery.

▪ Ensure that the concept plan elements can be constructed within the construction budget based on current construction prices.

PHASE 4 - FINAL CONSTRUCTION DOCUMENTS

This phase requires two submittals for each Project consisting of 95% complete plans and specifications and final 100% complete plans and specifications. Each of the submittals shall include three copies of each document and an electronic submittal in PDF format. The 100% set shall include two wet-signed copies each of the construction plans and specifications, signed original reproducible sheets (ink on 4 mil mylar) of the construction plans, as well as a final AutoCAD® or equivalent and PDF format set. Other documents shall be submitted in Word® (or equivalent) and PDF formats.

Consultant shall thoroughly review the plans and specifications to ensure consistency, completeness and that all section and references in the drawings and specifications are fully coordinated.

The consultant shall prepare and submit 95% complete construction drawings and specifications.

This submittal is to include biddable, completely detailed and comprehensively specific information sufficient for construction and for the achievement of a high-quality Project as well as the designer's estimate of the number of working days required for construction. The bid package shall include bid alternatives which may be added to or deleted from the project depending upon bid prices.

- Update Project delivery budget and schedule.
- Meet with City staff to review City comments, then revise construction documents as necessary prior to the City's issuance of Notice Inviting Bids for Construction.
- Prepare and submit 100% bid documents wet-sealed by the California-registered design professional(s) in responsible charge of the design.

PHASE 5 - BIDDING

- Assist the City and the City's Construction Manager as required in responding to bidder's inquiries and request for clarifications prior to bid opening, reviewing bids and advising City Staff regarding award of the construction contract.

PHASE 6 - CONSTRUCTION

- Consultant shall prepare Conformed Sets of Plans and Specifications after Notice of Award is issued by the City to the construction contractor for each Project.
- Consultant shall review and approve shop drawings and submittals in a timely manner as coordinated by the City's Construction Manager.
- Visit the project site(s) as frequently as necessary to review progress and quality of the work and determine its compliance with construction documents and design intent.
- Confirm plant materials conformance to specifications.
- Respond to requests for design clarifications or other modifications to the plans or specifications as needed.
- Assist the City in evaluating contract change proposals.
- Assist the City in preparation of the punch list once Substantial Completion has been achieved.
- Assist the City in verifying satisfaction of the punch list and achievement of Final Completion.
- Produce as-built plans in coordination with the contractor(s).
- City or City's construction contractor shall supply information regarding changes made to the Project during construction which are to be shown on the as-built plans. Consultant shall utilize the conformed set of plans and specifications to develop the wet-sealed as-built drawing and specification set.

ADDITIONAL SERVICES

The following services may be necessary during the course of design, bidding or construction and are listed here in order to solicit qualifications and advice from prospective consultants to aid the City in selecting its team(s) for delivery of both the Dunphy and Southview Projects.

- Provide financial feasibility studies, or other studies not covered under Basic Services.
- Provide models, videos or other presentations beyond those required under Basic Services.
- Provide graphics and/or copy for interpretive signage.
- Attend additional meetings with outside agencies or City staff beyond those performed under Basic Services.

- Revise plans, schedules, specifications or other documents for bidding and constructing the project due to the enactment or revisions of codes, laws or other regulations adopted subsequent to the preparation of each document or when such revisions are inconsistent with written approvals or written instructions previously given by City.
- Provide assistance in grant application submittals and promotional materials.

Capacity to Keep on Schedule Within Budget

In order to ensure quality and cost control throughout the planning and design process, several factors are of prime importance. First, we consider decision making a continuous, interactive process with our clients. We update the client at frequent progress meetings where we set agendas, frame required decisions, and maintain meeting notes on decisions and directions. Communication is key, and we maintain a continuous and consistent communication structure through the project manager. Development of consensus is achieved by periodic meetings, clear definition of alternatives and the cost involved, and strict adherence to the project schedule.

The second factor is the use of timely, accurate project information. Schedules and project budgets are continuously monitored and updated throughout the project, utilizing computerized scheduling programs and twice-monthly personnel labor/budget reports. Additionally, monthly invoices for services summarize labor expenditures and tasks for each project.

The third factor is the involvement throughout the project of experienced principals and staff. The principal-in-charge typically serves as project manager, and is responsible for regular in-house review of all information and deliverables.

In addition to review by the principal/project manager, senior principals periodically review all design and planning projects. SWA maintains in-house, field construction personnel who review all landscape cost estimates and budgets.

Our experience in controlling project labor and construction costs comes from our long history of working with cost-conscious clients and construction managers.

We believe that budgets and cost-efficient methods are inherent in the design/planning process, and many of our award-winning projects were achieved with a low per-square-foot construction cost.

SWA takes a Value Added approach to our projects. We work with local contractors' knowledge to marry our trades, materials, and designs, constantly looking to add value through creative construction techniques.

Approach to Working with Multiple Stakeholders

The SWA Group believes that good communication is the key to a successful project. SWA will undertake our planning process to promote maximum community and stakeholder participation in which key stakeholders can discuss ideas and information, and develop a process for building an ongoing coalition of agencies, communities and major stakeholders for developing a vision for the project. The Public Participation Process will seek to clarify and deepen community involvement in the process. This process will become the campaign for community wide endorsement and commitment necessary for implementation of the plan.

D. SWA STAFF ASSIGNED TO THIS PROJECT

Cinda Gilliland - Principal-in-Charge

10%

William Hynes - Associate, Project Landscape Architect / Project Manager

34%

Patrick Haesloop - Shoreline Review

37%

Travis Theobald - Associate, Construction Observation

37%

E. RELEVANT EXPERIENCE OF KEY PERSONNEL

Cinda Gilliland, LEED AP

SWA Principal Designer | Project Principal-in-Charge



Education

Master of Landscape Architecture, 1992, University of Virginia

Perennials and Annuals Classes, 1988, New York Botanical Garden School

Bachelor of Arts, 1977, Stanford University

Certifications/Affiliations

Registered Landscape Architect: California

LEED Accredited Professional, 2006

SEED 2012

For the last 20 years Cinda Gilliland has brought strong conceptual ideas and a highly attuned eye for design and art to SWA projects ranging from academic and corporate campuses to community parks. As a Principal and Landscape Architect she brings a wide range of project experience including civic, institutional, mixed-use, and residential projects. Past works include the Santa Rosa Courthouse Square, a campus for Silicon Graphics, an art museum and alumni center for Stanford University, a 30 acre park in San Ramon, CA, and campus planning for Google. Cinda has been with SWA for 22 years.

Selected Project Experience

Paradise Beach Park Master Plan Tiburon, California. Marin County Parks. *Principal-in-Charge.*

Paradise Beach Park is a wonderful waterfront green oasis on the San Francisco Bay in Marin County, tucked in the hills adjacent to the city of Tiburon. In the past few years the park has lost a great part of its users, due to the decline of its infrastructure and the gradual loss of its beach to erosion. Working in conjunction with local environmental groups (Romberg Center, Point Blue) SWA is drafting a master plan that will draw a broader community of users to the park and improve the park's infrastructure.

Paradise Beach County Park, Tiburon, California. CSW/Stuber-Stroeh Engineering Group, Inc. Marin County Parks. *Principal-in-Charge.*

Paradise Beach Park is an existing park located along the northeast shore of the Tiburon Peninsula, nestled in a residential neighborhood. With great views of the San Francisco Bay, the park is a popular destination for Marin County residents. Facilities include a picnic area, an access ramp for kayaks and a long fishing pier. SWA worked with CSW Engineers to revise the RHAA plan for the park with goals to restore the existing seawall and provide a more accessible waterfront.

Rancho San Ramon Community Park, San Ramon, California. Shapell Industries of Northern California. *Project Manager.*

The Dougherty Valley Community Park is the second largest park in the City of San Ramon. SWA worked closely with the City of San Ramon and the County Parks Commission to develop a community park that met the existing and future residents' needs. The program includes playing fields, an amphitheater, picnic areas, a BMX track, sand volleyball, boccé, a disc golf course, playgrounds, a water park, and sculptural bioswales. The design for this public amenity was infused with historical references to the pioneers' use of this site. Landscape cost \$10M. Completed August 2014.

Crescent Village Landscape Master Plan, San Jose, California. Irvine Apartment Communities. Steinberg Architects. ROMA Design Group. *Team Captain/Project Manager.*

Irvine Apartment Communities purchased the 40-acre lot in the City of San Jose to develop a 1700 residential unit apartment complex with limited commercial spaces on a site formerly occupied by Sony. In order to create a pedestrian scale streetscape, the majority of buildings will be limited to three-story height. The project includes an on-grade park with a swimming pool, many on-structure courtyards, retail opportunities, and a few live/work units. The plan also incorporates local C3 stormwater treatment provisions. The team provided a feasibility study, master planning and city rezoning and approvals documents. Fees \$92,000. Completed August 2007.

The Stockton Preserve - One Planet Living, Stockton, California. A.G. Spanos Companies. Gensler. *Project Team Member.* SWA provided landscape master planning services for an 1,800-acre mixed-use development at the city limits of Stockton. The plan focuses on sustainability, creating a model for building and operating communities with a reduced environmental impact. The design also incorporates extensive research into the history, both social and natural, of the site. Key features include restoration of habitat and treatment wetlands, integrated agriculture for local food supply, dedicated open space for habitat, high recreation area to population ratios, networked trails for connectivity, alternative transportation strategies, and considerations of user health and happiness. The project will seek certification with One Planet Living/Bio Regional as well as LEED-ND. Fees \$102,000. Completed October 2009.

William Hynes, LEED AP

SWA Associate - Project Manager | Landscape Architect



Education

Bachelor of Landscape Architecture, 1999, University of Illinois at Urbana-Champaign

Registration

Licensed Landscape Architect: California #4676

For the last ten years, Bill Hynes has practiced with the SWA Group, focusing on a wide array of comprehensive residential, institutional and commercial projects from concept to completion. He enjoys working with clients to solve design problems in an artful and sustainable manner to create and construct beautifully designed spaces. Project experience and scales range from high end residential estates and ranches to mixed use developments, military base redevelopment, as well as campus/institutional master planning and implementation, with an eye to improving the built environment for our generation and those to come.

Selected Project Experience

Sausalito Ice House Plaza, Sausalito, California. City of Sausalito, Sausalito Historical Society. *Project Manager.*

SWA has been contracted to provide a full scope of services including a design concept that seeks to open up the plaza for gathering, historic exhibits and student tours, all core elements of the Historical Society's program. The design recalls the early years of the icehouse, in which it was used as a railroad cold cargo hold. Two rail lines extend through the plaza, terminating into railroad tie inspired benches. An interpretative walk around the site reveals the history of Sausalito. Existing Canary pines are maintained, and the plaza evolves into a story-telling space at the core of downtown. Landscape costs \$225,000. Currently in progress.

Rancho San Ramon Community Park, San Ramon, California. Shapell Industries of Northern California. *Project Team Member.*

The Dougherty Valley Community Park is the second largest park in the City of San Ramon. SWA worked closely with the City of San Ramon and the County Parks Commission to develop a community park that met the existing and future residents' needs. The program includes playing fields, an amphitheater, picnic areas, a BMX track, sand volleyball, boccé, a disc golf course, playgrounds, a water park, and sculptural bioswales. The design for this public amenity was infused with historical references to the pioneers' use of this site. Landscape cost \$10M. Completed August 2014.

Grattan Playground, San Francisco, California. Friends of Grattan Playground. *Project Manager.*

The design was developed working with a core volunteer group and went through a series of community meetings, resulting in an application for San Francisco's Community Opportunity Fund. SWA Group initiated the Community Driven process with SFRDP and staged three community meetings to gather community input and share ideas about how to make the site one of the most interesting playgrounds in the city. Volunteer time donated by members of SWA, other architect parents and other skilled volunteers within the non-profit group, Friends of Grattan Playground (FOGP). Completed August 2015.

Mare Island – Farragut Village, Mare Island, Vallejo, California, Lennar Mare Island. *Project Team Member.*

Overall site layout and Full Landscape Architectural services for streets, homes and parks for this 73-acre redevelopment project. Historic research and site analysis to determine appropriate design solutions for all historic sites. The neighborhood includes an elementary school, a historic park, new park and housing. Includes 8 historic homes to be restored and 277 new homes. Project Fees for park and neighborhood \$201,450. Completed May 2006.

San Jose Environmental Innovation Center, San Jose, California. *Project Manager.*

Full landscape architectural services for a 5 acre industrial and retail site aiming to showcase the most advanced green building technologies, sustainable landscape use, and sustainable water resource management. Landscape construction cost: \$3M. Completed 2014.



Education
Pitzer College, Los Angeles
California
BA in Environmental
Sciences w/ Honors
2008

UC Berkeley, Berkeley
California
Masters of Landscape
Architecture
2015

Patrick Haesloop

SWA Associate - Shoreline Review

Patrick joined SWA after graduating from UC Berkeley with an MLA in 2015. A SF Bay Area native, he is particularly interested in the California Landscape and the unique challenges and opportunities it presents. He is inspired by the merging of form and function across all scales; by site specific design thinking carried out through clear yet minimal interventions. His design experience ranges from local urban and rural design/build to involvement in large scale international projects. His speculative work has focused on site adaptations aimed at promoting human engagement with invigorated landscape processes. His pre-design background is in Environmental Sciences with several years of experience in local and international ecological restoration. Outside of the office Patrick surfs, sails, and bikes the local beaches, bays, and hills. These explorations continually inform his understandings of the physical world, human settlement, and his design philosophy.

Lastly, he keeps a sailboat on Richardson Bay and is enthusiastic to advance opportunities for the Sausalito community to engage with and appreciate its spectacular waterfront.

Selected Project Experience

Paradise Beach County Park, Tiburon, California. CSW/Stuber-Stroeh Engineering Group, Inc. Marin County Parks. *Designer.*

Paradise Beach Park is an existing park located along the northeast shore of the Tiburon Peninsula, nestled in a residential neighborhood. With great views of the San Francisco Bay, the park is a popular destination for Marin County residents. Facilities include a picnic area, an access ramp for kayaks and a long fishing pier. SWA worked with CSW Engineers to revise the RHAA plan for the park with goals to restore the existing seawall and provide a more accessible waterfront.

Monterey Bay Aquarium Education Center, Monterey, California. Mark Cavagnero and Associates. *Designer.*

Monterey Bay Aquarium is the Pillar of the Monterey Bay area. Mark Cavagnero and Associates has been tasked with designing a new Education Center for the Aquarium within the footprint of an existing building along Cannery Row. The new building will further the Monterey Bay Aquarium's mission to inspire the next generation of ocean conservation leaders. The great benefit of the building is its presence along Cannery Row and being fronted by McAbee beach, providing amazing views. Utilizing a borrowed landscape that connects the experience within the building to the environment that fosters it provides an opportunity to teach about that environment and all of its parts. The roof deck occupies the 4th level of the building, providing outdoor opportunities aside a sheltered event space. Terraced planters surrounding architectural skylights enhance the view out to the bay, blurring the horizon line and pulling the bay in. SWA fee \$90,000. Project currently in progress.

Seminary Master Plan | Branson School Feasibility, Mill Valley, California. Mark Cavagnero and Associates. *Designer.*

SWA collaborated in a focused site planning and conceptual site design effort to assess the feasibility of relocating the private Branson School to the 1950's Golden Gate Baptist Theological Seminary. The Seminary site is a 31-acre portion of a larger 150-acre site, the balance in open space and residential uses associated with the Seminary. The design challenge was to retrofit the large institutional buildings and uses into a flexible campus for long term expansion of the Branson School that also provides the scale and intimacy of the current campus--very beautiful, residential-scale, historic setting tightly constrained by surrounding residential uses. The steep hillside Seminary site provides dramatic views of San Francisco Bay, Tiburon, and Mt. Tamalpais.



Education
Bachelor of Landscape
Architecture, 2002,
California Polytechnic State
University,
San Luis Obispo

Travis Theobald

SWA Associate - Construction Observation

Travis has been with SWA Group since the Fall of 2007 and has a professional Bachelors of Landscape Architecture degree from Cal Poly San Luis Obispo. He brings over 8 years of project experience and has worked on projects ranging from residences to wineries, and from corporate and university campuses to urban plazas. He has recently been involved with the on-site design implementation and construction observation of the landscape of the Burj Khalifa, the worlds largest structure located in Dubai. Travis's focus is in construction documentation and project implementation, and works closely with the Design team, the Contractors, and the Owner to ensure that the implementation of the design meets the Owner's expectation.

Selected Project Experience

Rancho San Ramon Community Park, San Ramon, California. Shapell Industries of Northern California. *Project Manager.*

The Dougherty Valley Community Park is the second largest park in the City of San Ramon. SWA worked closely with the City of San Ramon and the County Parks Commission to develop a community park that met the existing and future residents' needs. The program includes playing fields, an amphitheater, picnic areas, a BMX track, sand volleyball, boccé, a disc golf course, playgrounds, a water park, and sculptural bioswales. The design for this public amenity was infused with historical references to the pioneers' use of this site. Landscape cost \$10M. Completed August 2014.

Paradise Beach County Park, Tiburon, California. CSW/Stuber-Stroeh Engineering Group, Inc. Marin County Parks. *Construction Observation.*

Paradise Beach Park is an existing park located along the northeast shore of the Tiburon Peninsula, nestled in a residential neighborhood. With great views of the San Francisco Bay, the park is a popular destination for Marin County residents. Facilities include a picnic area, an access ramp for kayaks and a long fishing pier. SWA worked with CSW Engineers to revise the RHAA plan for the park with goals to restore the existing seawall and provide a more accessible waterfront.

River Islands Vega Park & Sunset Point, Lathrop, California. River Islands Development, LLC. Cambay Group LLC. *Project Manager.*

The Community at South River Bend encompasses the first 500 homes within River Islands at Lathrop, a 5000 acre development in the Sacramento-San Joaquin Delta. Michael W. Vega Park and Sunset Point along Lakeside Drive provide the first open space amenities for this nascent community. Vega Park fulfills the open space master plan requirements for a public neighborhood park, while Sunset Point, a privately-owned public open space, complements Vega Park. Together they form a 5-acre open space with a wide-range of passive and active recreational activities.

Foster Square, Foster City, California. The New Home Company. *Project Manager.*

The landscape development for Foster Square reinforces the overall urban design framework of an interconnected, pedestrian-scale network of streets, landscaped paseos, gardens, activity nodes and public gathering spaces. The plan strengthens connections to important adjacent land uses, develops a unique, tree-shaded central activity street connecting the new public town square with Shell Park/Leo Ryan Park, and links residents and visitors via tree-lined pedestrian ways and streets. Plant materials emphasize native, water-conserving species well-adapted to the unique micro-climatic and soils conditions of the site. Technical details resolve water quality requirements and the issue of high water tables and poor infill soils. Landscape cost \$3M. Construction completed 2015.

Stanford University Terman Park, Stanford, California. Stanford University. Sissela Malstrom, AIA, Architect. *Construction Observation.*

The removal of an existing building adjacent to the center of campus created a unique opportunity for an interim park space. The project emphasizes reuse and seeks to utilize salvaged materials as well as the existing grading and fountain as key features of the park. As a multifunction performance and recreational space, the project seeks to preserve the land for higher future uses. The design also encompasses the final phase of the Panama Mall Master Plan, enhancing pedestrian and bike circulation along historic Panama Mall. Landscape cost \$750,000. Construction completed January 2012.

F. RELEVANT EXPERIENCE TO SOUTHVIEW PARK

Paradise Beach County Park | Tiburon, California



Paradise Beach Park is an existing park located along the northeast shore of the Tiburon Peninsula, nestled in a residential neighborhood. With great views of the San Francisco Bay, the park is a popular destination for Marin County residents. Facilities include a picnic area, an access ramp for kayaks, and a long fishing pier. SWA worked with CSW Engineers to revise the RHAA plan for the park with goals to restore the existing seawall and provide a more accessible waterfront.

Client	Project Size
Marin County	0.618 acre/2,500 m ²
CSW/Stuber-Stroeh Engineering Group, Inc.	
Scope of Work	Date of Service
Master Plan	2014- ongoing
Public Outreach & Participation	
Reference	
Steve Petterle	
Marin County Parks	
415-473-6394	
spetterle@marincounty.org	



Sausalito Ice House Plaza | Sausalito, California

Located in downtown Sausalito, the Ice House is Sausalito's visitor center. Thousands of people, both visitors and residents alike, engage the ice house and its adjacent space. Since 2009, the Sausalito Historical Society has been working to develop a plan to re-design the site for the Ice House. After many iterations, the project re-surfaced in 2015. SWA was approached to provide pro-bono input on the plaza design. This joint effort with Leslie Stone, a local landscape exhibit and graphic designer, resulted in the current concept. Since that original effort, SWA has been contracted to provide a full scope of services at a reduced fee for the project. This design concept seeks to open up the plaza for gathering, historic exhibits and student tours, all core elements of the Historical Society's program. The design recalls the early years of the icehouse, in which it was used as a railroad cold cargo hold. Two rail lines extend through the plaza, terminating into railroad tie inspired benches. An interpretative walk around the site reveals the history of Sausalito. Existing Canary pines are maintained, and the plaza evolves into a story-telling space at the core of downtown.



Sausalito Ice House Plaza continued



Client Buildings: 800 sq.ft.
 City of Sausalito
 Sausalito Historical Society
Date of Service 2015 - ongoing
Scope of Work Concept - Construction
 Public Outreach & Participation
Project Size Site: 4,315 sq.ft.
 Landscape: 3700 sq.ft.
Reference
 Dana Whitson
 Sausalito Historical Society
 420 Litho Street, Sausalito, CA, 94965
 415.289.4117
 dwhitson26@gmail.com

Rancho San Ramon Community Park | San Ramon, California



The Rancho San Ramon/Dougherty Valley Community Park is the second largest park in the City of San Ramon. SWA worked closely with the City of San Ramon and the County Parks Commission and through a series of public meetings, to develop a community park that met the existing and future residents' needs. The program for the current phase includes playing fields, a stage, picnic areas, playgrounds, and a water park. Phase 2 is expected to include sand volleyball, bocce, a BMX track, and sculptural treatments of bioswales. The design for this public amenity is infused with references to historic California ranch vernacular structures and landscape aesthetics.

Client Shapell Homes (now part of Toll Brothers, Inc.)
SWA Scope Concept Design
 Landscape Architecture
 Public Outreach and Approvals Processes
Project Size 30 ac/12.1 ha

Reference
 Toll Brothers, Inc.
 Steve Savage
 8259 S. Monarch Road
 San Ramon, CA 94582
 510.377.6370
 ssavage@tollbrothersinc.com



River Islands Vega Park | Lathrop, California

An hour's drive from the Bay Area, the Sierra Nevada Mountains, and the State Capitol, River Islands is a new community located in the Central Valley in the City of Lathrop. The project began as a Master Plan by the Laguna Beach office and completed in 2003. In 2012 the Sausalito office was contacted to work on Phase 1 implemented design and construction.

The landscape character was derived from the site's two major influences, the navigable waters of the San Joaquin Delta and the rich agricultural soils of the San Joaquin Valley. Vega Park and Sunset Point, were designed in unison as one park, but installed as different phases. It was fortunate for SWA that the contract for the two parks were awarded to the same contractor. It provided consistency in materials and methods for both parks.

Client	Award
Califa Development	Pacific Coast Builders Conference
Scope of Work	Gold Nugget Grand Award, Best On-the-Boards Plan
Urban Planning	
Master Planning	
Design Guidelines	

Project Size
4,500 ac/1,821.9 ha

Reference
Susan Delloso
2999 Oak Rd.
Walnut Creek, CA 94597
925.933.1405
sdelloso@cambaygroup.com



Mare Island Crescent Park | Mare Island, Vallejo, California

Farragut Village was the first residential neighborhood to be built as part of the redevelopment effort of the historic Mare Island Naval Base and includes restoration of eight historic homes, 277 new homes and an additional 80 homes for a future phase. SWA was integral to the planning and design from the overall site layout to the landscape design of streets, homes, and parks. Historic research and site analysis were essential in determining the most appropriate design solutions for all historic sites as well as new street and landscape patterns. The neighborhood includes an elementary school, Lord's Fellowship Success Center, the historic Chapel Park, a new community park and housing.

Client	Project Size
Lennar Communities	73 ac/29.5 ha
Scope of Work	
Site Analysis	
Historic Research	
Landscape Architecture	

Reference
Joshua Sternberg, Site Development Manager, Lennar Communities
690 Walnut Avenue, Suite 100
Mare Island, Vallejo, California 94592 Phone: 707.562.4000



Heron Bay | San Leandro, California



The site plan for this environmentally sensitive, bayfront industrial infill site provides for 760 single-family and multifamily units clustered on a compact 70-acre portion of the site; 106 additional acres of the site is committed to open space uses. The concept has an emphasis on preservation and enhancement of sensitive wetlands and habitat for an endangered species, the Salt Marsh Harvest Mouse. Edge conditions of the development allow for a shoreline trail and wildlife viewing areas while controlling access to the habitat areas and wetlands.

Client Citation Homes
Project Size 180 ac/73 ha
Scope of Work Land Planning
 Landscape Architecture

Reference

Ms. June Catalano
 City Manager, City of Martinez
 525 Henrietta Street
 Martinez, CA 94553
 925.372.3505
 (formerly Assistant City Manager
 City of Milpitas)

Crescent Park | San Jose, California



Crescent Park is located in the River Oaks area of North San Jose and is surrounded by high-density residential and mixed use components. Park amenities include a large informal woodland garden, a formal plaza garden, a great lawn, sports courts, children's play area, picnic area, art pieces and interpretive signage. SWA provided extensive regional and site analysis. In addition, SWA has worked closely with the San Jose Parks and Recreation Services to develop project goals appropriate to both the site and the City's larger vision. Due in part to the success of this collaboration, community support of the project in public meetings has been overwhelming.

Client Irvine Apartment Communities
Project Size 5 ac/2 ha
Scope of Work Regional and Site Analysis
 Conceptual Design
 Public Outreach
Architect MVE & Partners, Architects

Shady Canyon Open Space | Irvine, California



SWA's concept for the project was to minimize grading, work with the site's natural topography, and preserve the rural character through careful planting and siting of the homesites. The project preserves a significant amount of open space with large sandstone outcroppings, canyons and scenic ridges and extensive site analysis and field work was done to ensure that the goal of preservation was carried into all areas of the project by using native plants, hydroseeding extensive areas of native grasses and coastal sage scrub, preserving significant rock outcroppings and respecting unique landforms.

Clients	Size
Irvine Community Development Company	1,000 acres/404.9 ha
Scope of Work	Awards
Land Planning	Irvine Design Excellence Award (ISEAs), Best New Public/Private Recreation/Open Space Project
Landscape Architecture	

Reference
 Tom Heggi, Irvine Community Development Company
 550 Newport Center Drive
 Newport Beach, CA 92660
 949.720.2719

The Cannery Park and Amphitheater | Davis, California



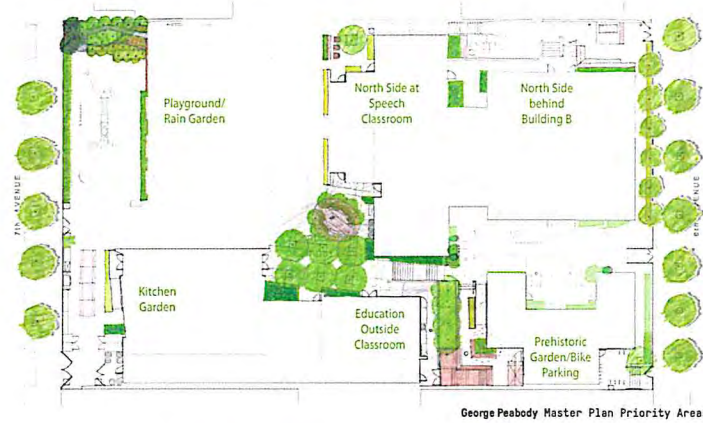
The Cannery is a 98-acre mixed-use neighborhood with 28 acres of the site planned for open space featuring a variety of parks, buffers, extensive trails, community gardens, and a 7.6-acre urban farm to reinforce the agricultural context of the site. The parks provide active and passive recreational opportunities with bocce courts, children's play areas, extensive network of multi-use trails, and a premier outdoor fitness center. Additionally, an informal and formal amphitheaters, allow for larger group gatherings and public programming.

This park-oriented community emphasizes wellness and sustainability through a comprehensive sustainability plan with on-site energy production (e.g. a PV array at North Park that produces energy for all outdoor lighting including the streetscape), transit service, stormwater cleansing, edible landscaping, water conservation, and landscaping to support pollinators and other beneficial insects and species.

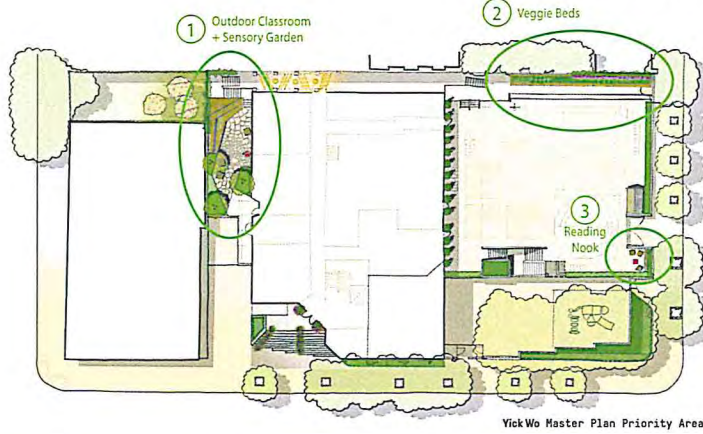
Client	Project Size
The New Home Company	98.6 ac/39.9 ha
Scope of Work	Award
Master Plan	Pacific Coast Builders Conference Gold Nugget Grand Award, Best On the Boards Site Plan
Design Guidelines	
Landscape Architecture	

Reference
 Ashley Freaney
 2220 Douglas Blvd. #240
 Roseville, CA
 916.757.1182
 afeaney@thenewhomecompany.com

SFUSD Schoolyard Greening | San Francisco, California



The SFUSD Schoolyard Master Plans are long-term visioning plans intended to guide the ongoing improvement of the schoolyards in harmony with the goals of the mission statements. Design teams provided initial inspiration followed by a period of ideation and analysis intended to gather community input for the master plan. Kickoff meetings with each elementary school principal and other key school administration, meetings to review the site analysis with faculty and staff, and four community meetings resulted in the master plan options shown in each report. Potential schoolyard programs were discussed, which lead to development of drawings and diagrams to identify the spatial opportunities and possibilities for schoolyard greening. Context and constraints were analyzed along with site data and school input to help guide programmatic recommendations and inform decisions about the scope of each Phase I construction project. The plans integrate outdoor classrooms, enhanced streetscape presences and other greening elements to best establish greener school campuses and exemplify healthy living practices.



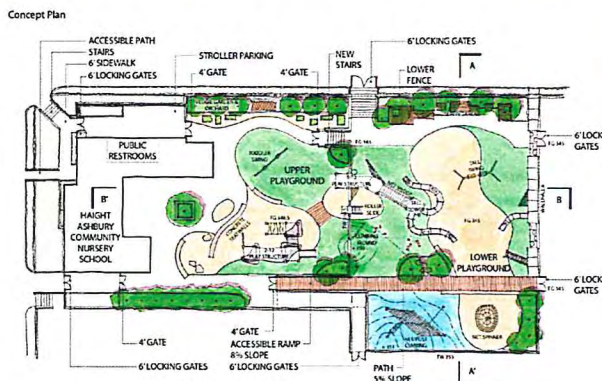
Clients
San Francisco Unified School District (SFUSD)

Size
George Peabody
Landscape: 36,000 SF

Scope of Work
Master Planning
Design Development
Construction Documentation

Reference
Tamar Barlev
Lori Shelton
Project Managers (Schoolyard Greening)
125 Van Ness Avenue
Room 216
San Francisco, CA 94102
415.241.6152

Grattan Playground | San Francisco, California



Grattan Playground's design was developed working with a core volunteer group and went through a series of community meetings, resulting in an application for San Francisco's Community Opportunity Fund. The Grattan Playground project unfolded as a group of parents and school administrators began looking into the process by which San Francisco Recreation and Parks Department (SFRDP) renovates playgrounds. This playground had been identified as a failing playground by SFRDP. SWA Group and neighborhood parents were determined to avoid a cookie cutter playground. SWA Group initiated a community driven process with SFRDP and staged three community meetings to gather community input and share ideas about how to make the site one of the most interesting playgrounds in the city.



Reference
Kitty Teerling
Friends of Grattan Playground
kittyagnoli.com
646.322.3690

Clients
Friends of Grattan Playground

Size
Playground Site: 10,000 sf
(developed open space)

Scope of Work
Concept Design
Community Outreach
Grant Application
and eventually DD, CD and CA

G. ABILITY TO PERFORM WITHIN TIME FRAME

SWA is engaged on a large number of projects at all times, both domestic and international. The company's seven offices often share staff and frequently collaborate on assignments. This allows SWA the flexibility to respond forcefully with its 180-person staff to new and interesting clients and their projects. In general terms, SWA is highly mobilized to serve our clients and their aggressive schedules.

Our main office is located in Sausalito, providing local capabilities easily. Communications and results without delay as our office will be omnipresent.

H. DECLARATION OF NON-AFFILIATION

This statement is a declaration of non-affiliation, under penalty of perjury, certifying that the Consultant (SWA Group) is not affiliated with, nor has any financial interest in, any manufacturer, distributor, supplier or other company connected with our recommendation and/or installation of any products or services as required by the City.

I SUBCONSULTANTS | Roles, Locations

CSWST2 | Civil Engineering. Novato, CA

CSWST2 brings more than 60 years of engineering experience in Marin County it this project we are well-suited to support.

CSWST2 is a multi-disciplinary engineering firm with offices in Novato, Petaluma, Redwood City and Sacramento. They have been in practice continuously since 1954; the firm employs 35 people and brings a wealth of experience to the design and approval process of development projects in Marin County.

Their professional staff is highly qualified and bring prior experience with the City of Sausalito, as well as with other local agencies, allowing CSWST2 to efficiently meet the goals and expectations for Sausalito Parks.

They are thoroughly familiar with the issues surrounding development in Sausalito, having worked on more than 40 projects in Sausalito over the years.

They have experience with waterfront parks having recently worked on the Paradise Beach County Park in Tiburon, the Tennessee/Manzanita Pathway project in Marin, Agate Beach Park in Bolinas and Lawson's Landing in Dillon Beach. CSWST2 has held an on-call contract with the City of Sausalito and has performed engineering work on multiple roadways and parking areas for the City. They will utilize their knowledge and stellar reputation to assist the City in meeting the Dunphy and Southview Parks project goals.

PARADISE BEACH COUNTY PARK, MARIN COUNTY PARKS

Tiburon [Al Cornwell, PIC, Rich Souza, PM]

CSW|ST2 is leading a team of consultants to provide the County of Marin, based on the County's preferred design concept, required land survey work, 10-15% design drawings (plans, sections, details, etc.), specifications and other documents necessary to achieve regulatory agencies acceptance, CEQA requirements and potential grant funding requirements.

PICKLEWEED PARK - San Rafael [Al Cornwell, PIC, Rich Souza, PM]

This project involved the redesign and enhancement of an existing high-use recreational area, adjacent to an environmentally sensitive habitat. A low, receding fence line, bermed area and planting buffer were used to protect the fragile habitat from adjacent recreational activity. Additional planting, seating, pathways, barbecue and picnic areas were designed to accommodate large crowds in this culturally diverse area of San Rafael.

ROCKY GRAHAM PARK - Marin City [Al Cornwell, PIC, Rich Souza, PM] CSW|ST2 provided civil engineering services for the redevelopment of the Rocky Graham Park. The design involved significant grading, active play areas and areas for respite, a large play lawn, amphitheater-like seating and a performance stage, a restroom, water-efficient landscaping, and art and history integrated into site features. The project was completed in 2015.

STAFFORD LAKE BIKE PARK, MARIN COUNTY PARKS - Novato [Al Cornwell, PIC, Rich Souza, PM]

CSW|ST2 is providing civil engineering services for the Bicycle Park Master Plan and trails design for Stafford Lake Park. Our work involved utilities research, surveying services, grading and drainage plan, erosion and sediment control plan, utility plan, SWPPP, and structural engineering for shade structures, an ADA compliant bridge and a restroom.

MANNION KNOLLS PARK - Petaluma [Al Cornwell, PIC]

CSW|ST2 provided site and context analysis and development drawings for a community park in West Petaluma. The 20 acre Mannion Knolls Park includes a network of short hiking trails as well as some designated active spaces for the residents of the neighborhood.

Background

Al Cornwell has nearly four decades of experience providing engineering design and project management. As President of CSW|ST2, Al Cornwell is responsible for over-all project administration and technical review, as well as taking the lead role managing specific projects. He has managed design and construction of many parks and recreational projects in Marin County and northern California. Al is experienced in all aspects of civil engineering and he also is a licensed General Contractor in the State of California, with five years of experience in supervising and estimating construction projects. This combination of design and construction perspectives allows him to bring a unique and valuable insight to civil engineering projects.

Selected Project Experience

- Paradise Beach County Park - Tiburon, California.
- Marin County Parks, Agate Beach Park Improvements – Marin County, California.
- Stafford Lake Bike Park, Marin County Parks - Novato, California.
- Antioch Community Center & Prewett Park - Antioch, California.
- Pickleweed Park Improvements - San Rafael, California.
- Tennessee Valley Multi-Use Pathway - Marin County, California.
- City of Sausalito Multiple Roadway Improvements - Sausalito, California.

TENNESSEE VALLEY/MANZANITA PATHWAY Marin County, California [Al Cornwell, PIC, Rich Souza, PM] CSW|ST2 provided design and consulting services for upgrading 3,200 LF of pathway to meet Class I Standards. The pathway incorporates boardwalks, levee type pathways, cantilevered decks, roadside circulation elements, and a pedestrian bridge with a 100 ft. span.

LAWSONS LANDING IMPROVEMENTS - Dillon Beach, California. [Al Cornwell, PIC, Rich Souza, PM] CSW|ST2 is currently providing engineering design for upgrading the seawall, camping facilities, and existing utilities serving Lawson's Landing. The scope of services included coordination of the design for new sewage, water, power and roadway systems. These facilities will be reviewed and approved by the California Coastal Commission.

**AL CORNWELL, P.E.
LEED® AP, Principal**

Education

M.S., Civil Engineering
Stanford University, Palo Alto, CA

B.S., Civil Engineering
Stanford University, Palo Alto, CA

B.A. - Management Engineering

Claremont McKenna College

Claremont, CA

Professional Registration

Civil Engineer CA
- RCE #27577

General Contractor

CA - License #368026

Background

Richard Souza has 19 years professional engineering experience including ten years of managing projects for public agencies and for private developers. Rich has managed many projects that involved coordination with multiple stakeholders, gaining approvals from multiple agencies and forming consensus from multiple groups of interest. His experience includes ADA design, roadway and parking lot design, multi-use trails design, grading and drainage design, erosion control design, construction management and design team coordination.

Selected Project Experience

- Paradise Beach County Park - Tiburon
- Marin County Parks, Agate Beach Park Improvements – Marin County
- Stafford Lake Bike Park, Marin County Parks - Novato
- Antioch Community Center & Prewett Park - Antioch
- Tennessee Valley Multi-Use Pathway - Marin County
- City of Sausalito Multiple Roadway Improvements - Sausalito
- City of Sausalito Downtown Parking Improvements - Sausalito
- Lawson's Landing Seawall Replacement and Campground Rehabilitation - Dillon Beach

RICH SOUZA, P.E. Civil Project Manager

Education

B. S. - Civil & Environmental Engineering
University of California
Davis, California, 1997

Registration

Civil Engineer
California R.C.E. #67892
QSD/QSP Certificate #01207

WRA | Environmental / EIR. San Rafael, CA

WRA, Inc. provides professional consulting services in CEQA/NEPA, plant, wildlife, and wetland ecology, regulatory compliance, mitigation banking, GIS, and landscape architecture. Formed in 1981, they are a certified small business (OSBCR ref. #13333) with over 70 professionals who have completed over 2,000 projects for public agencies, non-profit, and private organizations. WRA has a wide range of project experience throughout California in a variety of region-specific habitats. The firm has completed award-winning projects recognized by the American Society of Civil Engineering, Association of Environmental Professionals, California Water Environment Association, and American Society of Landscape Architects. WRA has worked on over a dozen projects within the City of Sausalito, including the sites along the waterfront.

WRA professional and technical services include:

- | | Permitting |
|--|--|
| ▪ Aquatic Resources Permitting (Wetlands, Streams, Riparian, Marine Resources) | ▪ Trail & Open Space Design |
| ▪ California Coastal Zone Biological Surveys & Permitting | ▪ Vegetation Mapping & Biological Inventories |
| ▪ CEQA/NEPA Analysis | ▪ Watershed Assessments & Planning |
| ▪ Certified Arborist Services | ▪ Wetland & Endangered Species Construction & Post-Construction Monitoring |
| ▪ Conservation & Mitigation Bank Planning & Design | ▪ Wetland & Stream Delineation & Functional Assessment |
| ▪ GIS Analyses & Remote Sensing | |
| ▪ Landscape Architecture | |
| ▪ Preserve Management & Conservation Planning | |
| ▪ Rare & Endangered Plant & Wildlife Surveys, Assessment & | |

WRA Project Examples

Marin County Parks McNeers Beach Park Master Plan IS/MND, Marin County

Mr. Reilly of WRA is acting as the CEQA project manager for the McNeers Beach Park Master Plan. The park consists of about 55 acres on the San Rafael shoreline of San Pablo Bay. The Master Plan will address potential park improvements and recommendations for future use. Key principles of the Master Plan include: 1) Protecting the Park's Character, 2) Providing a Universal Experience for Park Users, 3) Improving Connectivity, 4) Financial Stability, and 5) Ecological Sustainability.

Marin County Parks Paradise Beach Park Master Plan IS/MND, Marin County

Mr. Reilly of WRA is currently managing the preparation of a CEQA Initial Study/MND for the Paradise Beach Master Plan. Paradise Beach Park is located in southern Marin County, near the southeast end of the Tiburon Peninsula. The park consists of about 19 acres situated between Paradise Drive and San Francisco Bay. The Master Plan will address potential park improvements and recommendations for future use, including seawall stabilization concepts to address shoreline erosion caused by wave run-up in San Francisco Bay.

Glass Beach Trail Master Plan Biological Resources Support, City of Fort Bragg and California State Parks

WRA performed protocol-level special status plant surveys and mapped rare natural communities for the proposed Fort Bragg Coastal Trail on the Glass Beach portion of MacKerricher State Park and the adjacent former Georgia-Pacific Mill site, now owned by the City of Fort Bragg. In addition, WRA performed a delineation of Glass Beach which included analysis of wetlands and riparian habitat within the jurisdiction of multiple State and Federal agencies. Following completion of the field work at the Glass Beach site, a report was prepared that described the extent of jurisdictional areas for each applicable agency and regulation, including the California Coastal Commission/City of Fort Bragg Local Coastal Program, U.S. Army Corps of Engineers, North Coast Regional Water Quality Control Board, and California Department of Fish and Game. The reports have been utilized in discussions with the California Coastal Commission regarding plans for Glass Beach trails, and will be used by the City of Fort Bragg and California State Parks to guide the design phase for the project.

Santa Monica Open Space Element and Parks & Recreation Master Plan EIR

Staff from WRA prepared the Program EIR for Santa Monica's Open Space Element and Parks & Recreation Master Plan. The Open Space Element sets forth several fundamental concepts in improving the quality and quantity of open space areas throughout Santa Monica, including: 1) A "Seam" of Central Open Spaces; 2) Streets as Public Open Space; 3) Recapturing the Beach; 4) Reclaiming Lost Space; and 5) Restoring Nature in the City. The Parks and Recreation Master Plan is based upon the Open Space Element and sets forth specific actions to implement open space objectives and policies. The Plan provides recommendations that will significantly increase open space and recreational opportunities in Santa Monica. Up to 49.3 acres of new parks, 4.8 acres of new gardens, greens and habitat, and 16 miles of new green streets, pathways, and community forests are planned to be added to Santa Monica over the next twenty years.

JUSTIN SEMION, MBA, PWS, Principal

Mr. Semion received his undergraduate training at the University of Michigan School of Natural Resources and Environment (1998) and completed his graduate work at the Presidio Graduate School, completing a MBA in Sustainable Management in 2014. This background provides a unique set of skills and perspective combining environmental science with business management skills focused on integrating the needs of the environment and society into the decisions of private and public organizations. Justin has worked at WRA since 2001 and during his time he has managed hundreds of diverse projects involving the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA), permitting, restoration and habitat management, habitat mitigation planning and monitoring, and essential fish habitat evaluation. His broad environmental science expertise includes eelgrass and subtidal estuarine habitats, wetland delineation, ecosystem functions and services evaluation, stream and riparian habitat assessments, rare and endangered species surveys and evaluations, wildlife corridor evaluation, vegetation ecology, and fisheries ecology.

Justin's experience with environmental permitting includes Bay Conservation and Development Commission (BCDC) permits, Corps of Engineers Clean Water Act Section 404 permits, Endangered Species Act Section 7 and Essential Fish Habitat consultations, Regional Water Quality Control Board (RWQCB) Water Quality Certifications, California Department of Fish and Wildlife (CDFW) Streambed Alteration Agreements, and San Francisco Bay Dredge Material Management Office (DMMO) permits, as well as implementing permit compliance, mitigation and monitoring requirements of these permits.

Education

MBA Sustainable Management, Presidio Graduate School, 2014

BS, Resource Ecology and Management, University of Michigan, School of Natural Resources and Environment, 1998

GEOFF REILLY, AICP, BA, Senior Associate Environmental Planner

Geoff Reilly is a Senior Associate Environmental Planner at WRA, Inc. He has 24 years of experience in the preparation and management of environmental review documents pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). He has a broad knowledge of environmental and regulatory issues that affect land development and has successfully managed the environmental review process for many complex and controversial projects. He has acted both as project manager and principal writer for a wide variety of projects, including residential subdivisions, commercial retail and office developments, mixed-use projects, institutions, trails and recreational amenities, industrial facilities, solar, bridge replacements, and roadway improvements.

Geoff has supervised the preparation of all types of CEQA and NEPA documents for both public and private sector clients, including initial studies, mitigated negative declarations, environmental assessments, EIRs, EISs, categorical exemptions and exclusions, constraints analyses, technical background reports, and third party review. He also has prepared many Program EIRs for Master Plans, Specific Plans and General Plan Updates throughout California. His responsibilities include marketing, client and subcontractor liaison, project budgeting and scheduling, QA/QC, and the presentation of environmental analyses, recommendations, and strategies at client meetings and public hearings.

Education

BA Resource and Environmental Geography, Spanish Minor

San Diego State University

Noble Consulting | Marine Engineering and Structural. Novato, CA

Noble Consultants, Inc. is a full service engineering firm that has specialized almost exclusively in the engineering planning, design, and construction of waterfront and coastal facilities for over 30 years. Over 75 percent of the company's past projects experience consists of planning studies, engineering design, preparation of plans and specifications, and construction supervision services for federal, state, county, port, industry, energy, and local government clients. The firm's principals and staff are nationally recognized for their knowledge and professional experience, and the company's long term relationship with its clients is testimony to its performance and capabilities. The firm's headquarters are located in Novato, CA. All services associated with this on-call services contract shall be performed from the Irvine, CA office which is responsible for all clients in Southern California.

Noble Consultants has worked with the City of Sausalito since 1996 on the Ferry Landing Pier and Sausalito Yacht Harbor. Noble Consultants completed design and preparation of construction documents for a bulkhead redesign, which included replacing water, power, lighting and communication and updating the space to meet ADA standards.

Ronald M. Noble, P.E., D.CE, D.PE, D.WRE, Senior Principal Engineer

Mr. Noble has 45 years of experience in coastal-ocean engineering, navigational/dredging projects, waterfront structures, hydrologic analysis and hydrodynamic modeling. He has worked on a broad cross section of coastal/oceanographic and hydrologic engineering projects involved with riverine, estuarine, and coastal processes, dredging operations, navigational surveys, flood studies and the design of port facilities, small craft harbors, recreational marinas, and waterfront structures. Projects have included beach nourishment & stabilization, navigational improvements, wetlands restoration, piers, floating berths, breakwaters, bulkheads, seawalls, groins, levees, and channel stabilization structures. He has been equally involved in overseeing analyses, permit processing, engineering design, construction contract documents & bidding, and construction management for these projects.

Thomas J. Fischetti, P.E., Senior Structural Engineer

Mr. Fischetti has over 30 years experience in civil and structural engineering and project management. His professional experience encompasses strategic, operational and technical support roles, with major emphasis leading structural engineering and design services offered by NCI. His broad range of project experience throughout design, project scheduling, management and controls concerning large and small projects like buildings, oil platforms, tanks, equipment supports, treatment plants, pipelines, piers, wharfs and harbors, levees. His engineering expertise encompasses onsite investigations, modeling and analysis of structures, and preparation of construction documents for public works and private improvements.

Wenkai Qin, Ph.D., P.E., D.CE, Senior Hydraulic / Coastal Engineer III

Dr. Qin is a registered civil engineer with 18 years of experience specializing in coastal engineering and water resources. This work has included modeling of coastal processes (tides, waves, currents, sediment transport, and coastal morphology); design of marina facilities, shoreline protection, coastal and waterfront structures, and wetland restoration projects.

