



STAFF REPORT

SAUSALITO CITY COUNCIL

AGENDA TITLE:

Plaza Viña del Mar Status Report

RECOMMENDED ACTION:

Information only, no action required.

BACKGROUND

On March 10, 2011, the Planning Commission and the Historic Landmarks Board (HLB) conducted a joint public hearing on the proposed improvements at Plaza Viña del Mar to install a ramp and path to provide Americans with Disability Act (ADA) accessibility improvements to comply with the terms and conditions of a settlement agreement entered into in 2006. During the public hearing, it was suggested that the existing landing should be lowered to the sidewalk elevation. The HLB and the Planning Commission continued the public hearing to a date uncertain in order for staff to consider a No Landing project alternative.

At meetings on June 1, 2010 and July 27, 2010, the City Council discussed the ADA accessibility improvements and the following project alternatives:

- Ramp with Path
- Viewing Plaza with Ramp
- No Landing
- Park Closure

At the conclusion of the July 27, 2010 discussions, the City Council directed staff to analyze the environmental impacts, historic resource impacts, and legal issues associated with two project alternatives (Ramp with Path and No Landing) and to return to the City Council (as the property owner) with a recommendation on which alternative would be most feasible (see **Attachment 1**, July 27, 2010 Minutes).

Based on the City Council direction, staff sent a Request for Proposal (RFP) for preparation of a Historic Resources Evaluation Report to eight historical resource consultants (see **Attachment 2**, RFP). The City received proposals from Page and Turnbull and Nancy Elizabeth Stolts. A committee of Mary Wagner, City Attorney, Jeremy Graves, Community Development Director, Jonathon Goldman, Public Works Director, Andy Davidson, Staff Engineer, and Heidi Burns, Associate Planner, reviewed the merits of both proposals and unanimously recommended to the City Manager that Page and Turnbull should be selected based on responsiveness to the RFP, cost, and experience (see **Attachment 3**, Page and Turnbull Proposal). The City Manager has signed a Professional Services Agreement and Page and Turnbull is authorized to proceed with the scope of work.

Item: 6B
Meeting Date: 1-11-11
Page: 1

NEXT STEPS

The next steps associated with the Council's July 27, 2010 direction are the following:

- Complete the Historic Resource Evaluation Report. It is anticipated the report will be completed within 10 weeks of entering into contract with the consultant.
- Prepare a legal analysis of Project Alternatives, including compliance with Ordinance No. 1128 and the Settlement Agreement; and
- Prepare construction cost estimates of the Project Alternatives

Once the aforementioned items are complied, staff will bring an item to the City Council for consideration in its role as property owner, and seek direction on the project alternatives. Once a project alternative is selected, staff will arrange for preparation of an environmental review document, which includes an analysis of the impact on historical resources, and schedule a joint Planning Commission and HLB public hearing on a Design Review Permit for the preferred project. If the Planning Commission's and the HLB's decision on the Design Review Permit is appealed, the City Council would hold a public hearing and take action on the appeal.

RECOMMENDATION

This staff report is for information purposes only and no action is being recommended.

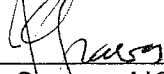
ATTACHMENTS

1. July 27, 2010 City Council Minutes
2. Request for Proposal, dated November 24, 2010
3. Page and Turnbull Proposal, date-stamped January 6, 2011

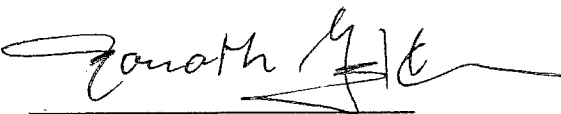
PREPARED BY:


 Heidi Burns, AICP
 Associate Planner


REVIEWED BY:


 Jeremy Graves, AICP
 Community Development Director

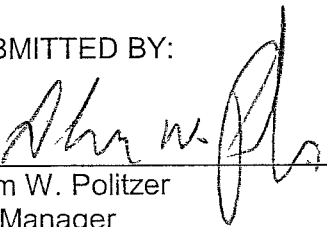
REVIEWED BY:


 Jonathon Goldman, PE
 Director of Public Works

REVIEWED BY:


 Mary Anne Wagner, Esq.
 City Attorney

SUBMITTED BY:


 Adam W. Politzer
 City Manager

MINUTES OF THE
SAUSALITO CITY COUNCIL
REGULAR MEETING
EXCERPTS

TUESDAY, JULY 27, 2010

CALL TO ORDER

The meeting was called to order by Mayor Leone at 5:40 p.m.

ROLL CALL

PRESENT: Councilmember Weiner, Vice Mayor Pfeifer, Councilmember Ford,
Councilmember Kelly, Mayor Leone

ABSENT: None

6B. Status Report on the Plaza Vina del Mar Accessibility Improvements (Community Development Director Jeremy Graves and Director of Public Works Jonathon Goldman)

Community Development Director Jeremy Graves began the presentation on the update for the access to Plaza Vina del Mar. He reviewed the project alternatives which had been brought out at the last meeting when this item was discussed. Mr. Graves noted that the alternatives included: Ramp with a Path; Viewing Plaza with a Ramp; No landing; and Park Closure. Mr. Graves then presented an overview of the strategies involved with the project and the next steps that would be required.

Council questions followed.

Public Comment:

Peter Van Meter noted that he was pleased that the City would be going through a thorough legal review.

Council comments and rebuttals followed.

Councilmember Ford moved, seconded by Vice Mayor Pfeifer, to have staff get the high level legal and historical questions answered, and obtain cost estimates for the first three options on the list (ramp with path, viewing plaza with ramp, no landing), and bring that back to Council.

Discussion on the motion followed.

The motion was then restated: **Councilmember Ford** moved to ask staff to take the first three options (ramp with path, viewing plaza with ramp, no landing) and answer, as best they can, the legal questions, the historical questions particularly about the

ramp, and the cost estimates for those three options, and bring it back to City Council for review and decision.

Council discussion continued.

Councilmember Ford then amended the motion to include that an historical architect look at the platform and the park, and staff get cost estimates and legal answers regarding the ADA and Ordinance No. 1128.

Council questions, comments and rebuttals followed.

Councilmember Ford withdrew her amendment.

Councilmember Weiner called for the vote.

Mayor Leone requested a roll call vote:

AYES:	Councilmembers:	Pfeifer, Ford
NOES:	Councilmembers:	Weiner, Kelly and Mayor Leone
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

Councilmember Kelly moved to have Council approve the No Landing project alternative with a default provision that if it cannot be accomplished either for legal or historic reasons that they revert to the Ramp with Path as the alternative if the No Landing proves infeasible; and that Council is approving an application with staff to do the historical and legal work necessary to provide the CEQA material for the application to move through Historic Landmarks and Planning Commission.

Mayor Leone suggested amending the motion to have the project come back to Council with the results of the analysis to know if the Landing/No Landing option is legal before the application is submitted. Councilmember Kelly accepted this as an amendment. Councilmember Weiner seconded the motion.

When asked for clarification on the motion, Councilmember Kelly repeated: **Staff would move down parallel paths studying the No Landing/Ramp with Path alternatives, providing the CEQA, historical basis and the legal basis, or both, and come back with a recommendation as to which, both in terms of ease, cost and legal and historic questions, would be most feasible.**

Mayor Leone requested a roll call vote:

AYES:	Councilmembers:	Weiner, Kelly and Mayor Leone
NOES:	Councilmembers:	Pfeifer, Ford
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None

6B
4



CITY OF SAUSALITO

420 Litho Street Sausalito, CA 94965
Telephone: (415) 289-4100
www.ci.sausalito.ca.us

November 24, 2010

Page and Turnbull
Attn: Ruth Todd
724 Pine Street
San Francisco, CA 94108

Subject: Request for Proposal for Preparation of a Historic Resources Evaluation Report for Plaza Viña Del Mar (DR 10-029)

Dear Ruth:

The City of Sausalito is seeking proposals from qualified consultants to prepare a Historic Resources Evaluation report on the historical significance of the Plaza Viña Del Mar, in addition to analyzing, evaluating, and providing recommendations regarding two project alternatives for an Americans with Disabilities Act accessibility project at the Plaza. The enclosed materials provide information on the project, deliverables, time schedule, and compensation. If you have any suggested modifications to these materials, please note them in your proposal.

We would appreciate receiving your proposal by 10:00 AM on December 17, 2010. Please contact me at 415-289-4135 if you have any questions or need additional information. If you wish to contact me via e-mail, my e-mail address is hburns@ci.sausalito.ca.us.

Sincerely,

Heidi Burns, AICP
Associate Planner

Enclosures:
Project Overview, Consultant Tasks, Deliverables, and Schedule
Exhibits A through E

I:\CDD\PROJECTS - ADDRESS\B\Bridgeway 700 - Plaza Vina Del Mar\DR 10-029 ADA\RFP- Historical Evaluation\RFP Transmittal Letter-Page & Turnbull.doc

Administration: (415) 289-4167
Recreation: (415) 289-4189

FAX NUMBERS:
Community Development: (415) 339-2256
Library: (415) 331-7943
Public Works: (415) 219-4338

ATTACHMENT 2
(8 PAGES)
6B
5

PROJECT OVERVIEW

HISTORIC RESOURCES EVALUATION REPORT PLAZA VINA DEL MAR DR 10-029

Objective and Background

The Sausalito Community Development Department is soliciting proposals from qualified consultants to prepare a historic evaluation report on the historical significance of the City's Plaza Viña Del Mar. The purpose of the report is to identify the level of historic significance of the Plaza and its environs, in addition to analyzing, evaluating, and providing recommendations regarding impacts associated with two alternative projects to be considered by the City at the Plaza.

Location and Setting

Plaza Viña del Mar was constructed in 1904 by the North Shore Railroad Company to beautify Sausalito's downtown and to fill in a former dumping area. The Plaza was designed to be a garden oasis for train and ferry passengers embarking to and disembarking from San Francisco. The Plaza Viña del Mar was remodeled in 1916 when resident and local architect, William Faville, arranged the purchase and relocation of a fountain and pair of elephant statues from the 1915 Panama Pacific International Exposition to the Plaza. According to available records, an elevated sidewalk landing between the elephant statues was installed in 1916. The elevated sidewalk landing is two steps above the adjacent Bridgeway sidewalk. In approximately 1936 the landing was modified to accommodate a subterranean vault for mechanical equipment and in the late 1970s the landing was renovated, including the installation of brick steps and paving.

The Plaza has become the centerpiece of Sausalito's downtown and is listed as a California Point of Historical Interest (MRN-002). The Plaza is located along the eastern side of the 700 block of Bridgeway and is within the Public Parks (PP) Zoning District and the Historic Overlay Zoning District. The Plaza parcel is triangular in shape and fronts Bridgeway, El Portal, and Tracy Way as shown in **Exhibit A**. A variety of mixed-commercial and retail uses, as well as hotels, and public parking surround the project site. The Plaza is also in close proximity to the ferry landing. Pertinent information relating to the history of the Plaza, including historic photographs is provided as **Exhibit D**.

Project Description

As part of a litigation settlement agreement, the City has agreed to provide Americans with Disabilities Act (ADA) access to the fountain in the Plaza and the elevated landing adjacent to the steps at the Bridgeway entrance. The City is interested in studying the following alternatives for provision of the ADA access:

- **Landing with Ramp:** This alternative would install an ADA-compliant ramp extending from the El Portal sidewalk to the landing and install a decomposed granite path to and around the fountain, as depicted in **Exhibit B**.
- **No Landing:** This alternative would remove the landing and provide an ADA-compliant level access from the Bridgeway sidewalk to and around the fountain, as depicted in **Exhibit C**.

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Other improvements common to both alternatives include:

- Installation of ADA-compliant sidewalks and curb ramps at the intersections of Tracy Way and Bridgeway, El Portal and Bridgeway, and El Portal and Tracy Way.
- Installation of an ADA-compliant drinking fountain located at the corner of El Portal and Tracy Way or decommissioning of the drinking fountain.

Consultant Tasks

The consultant must prepare a report which includes the following items:

- Executive Summary
- Project Description
- Historical Overview
- Description of the Cultural Resource and its Significance
- Analysis of the two above alternatives and the respective impacts to the character-defining features of the project site.
- Findings and Conclusions, including recommendations on the project alternatives (i.e., description of the positive and negative attributes of the alternatives).
- Research and Field Methods
- Bibliography
- Preparers' Qualifications
- Maps and Figures
- DPR 523 Form(s)
- Other attachments as necessary

Deliverables and Time Schedule

The following list of deliverables, timetable, meeting participation, and schedule of compensation have been prepared based on preparation of the report.

1. Administrative Draft report within 25 business days of contract approval.
2. Final report within 5 business days of receipt of staff comments on the Administrative Draft report.

When each deliverable is submitted, the consultant will provide one unbound original and an electronic copy in Word. Business days exclude Saturdays, Sundays, and City holidays.

Meeting Participation

1 kickoff meeting with staff, including site visit.

Schedule of Compensation

Compensation for preparation of the report, and associated support materials will be provided on a fixed cost basis.

1. 70% of fixed costs upon submittal of satisfactory Administrative Draft report.
2. 30% of fixed costs upon submittal of satisfactory Final report.

6B
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Compensation for additional printing and meeting attendance (exclusive of the kickoff meeting) will be provided on a time and materials basis. Approved invoices will be paid within 30 days of receipt.

Process for Submissions of Proposals

Proposals must be received by the City of Sausalito, 420 Litho Street, Sausalito, CA 94965, Attn: Heidi Burns, Associate Planner, by 10:00 AM, on Friday, December 17, 2010.

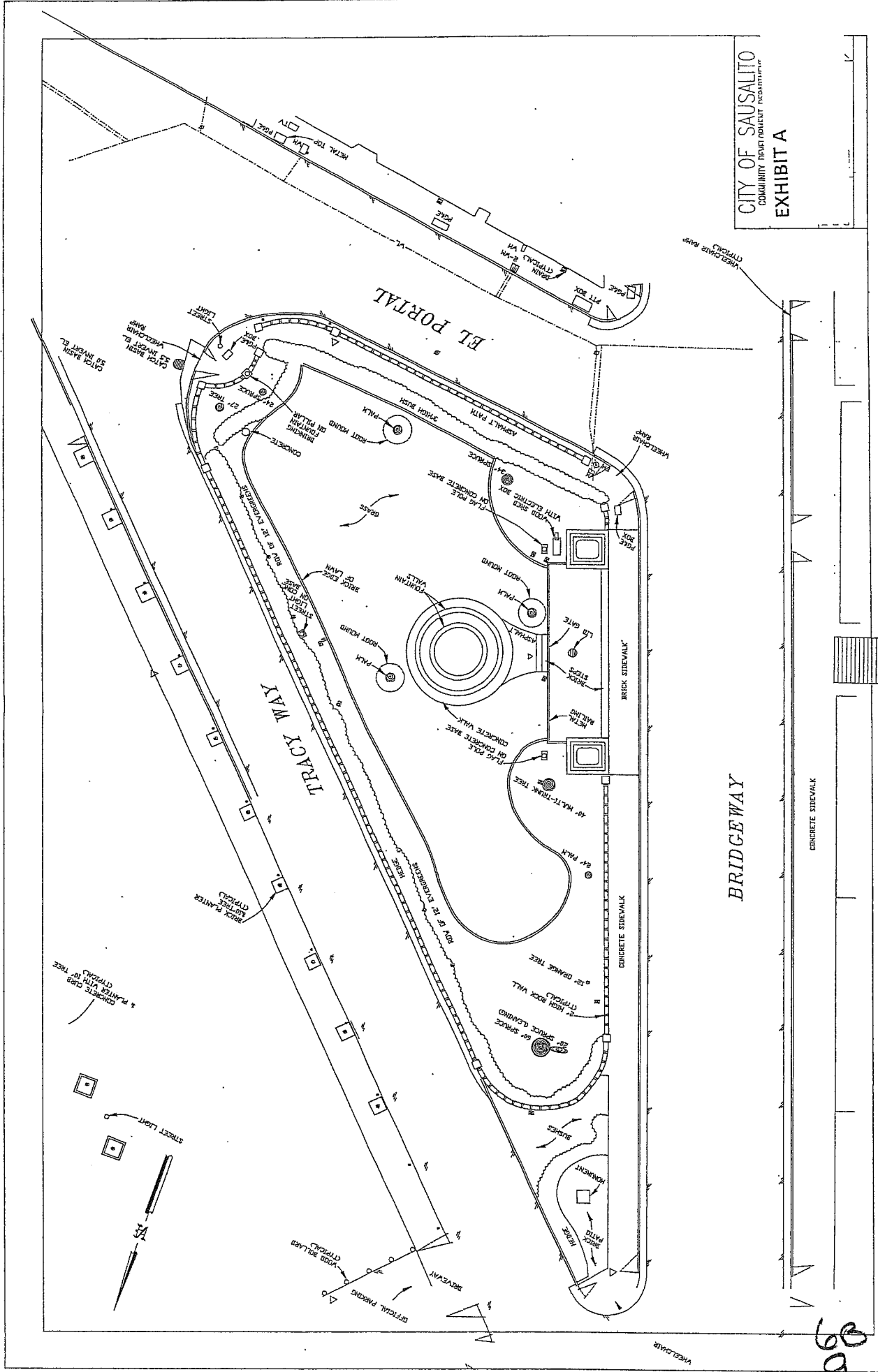
Proposals will be accepted by either email or the delivery service. Any inquiries should be emailed to hburns@ci.sausalito.ca.us.

City Evaluation and Selection Process

The City's standard Professional/Consulting Services Agreement is provided as **Exhibit E**.

Exhibits

- A. Site Plan -- Existing Conditions
- B. Landing with Ramp Alternative
- C. No Landing Alternative
- D. Pertinent information, including historic photographs
- E. Professional/Consulting Services Agreement



BRIDGEWAY

CONCRETE STEPS

CONCRETE STEPS

CONCRETE STEPS

CONCRETE STEPS

CONCRETE STEPS

CONCRETE STEPS

98

ARCHITECTS
 MACRAE ARCHITECTS
 PROJECT MANAGEMENT
 833 UNIVERSITY DRIVE, N.
 ANAHEIM, CA 92707
 TEL: 714-833-8144
 FAX: 714-833-8866

CITY OF SAUSALITO
 420 LITHO ST., SAUSALITO, CA
 ADA TRANSITION PLAN UPDATE
 PROPOSED SITE PLAN - VINA DEL MAR

SCALE: 1/8" = 1'-0"
 JOB NO.: 07-02
 DATE: 11/18/09
 REVISIONS:

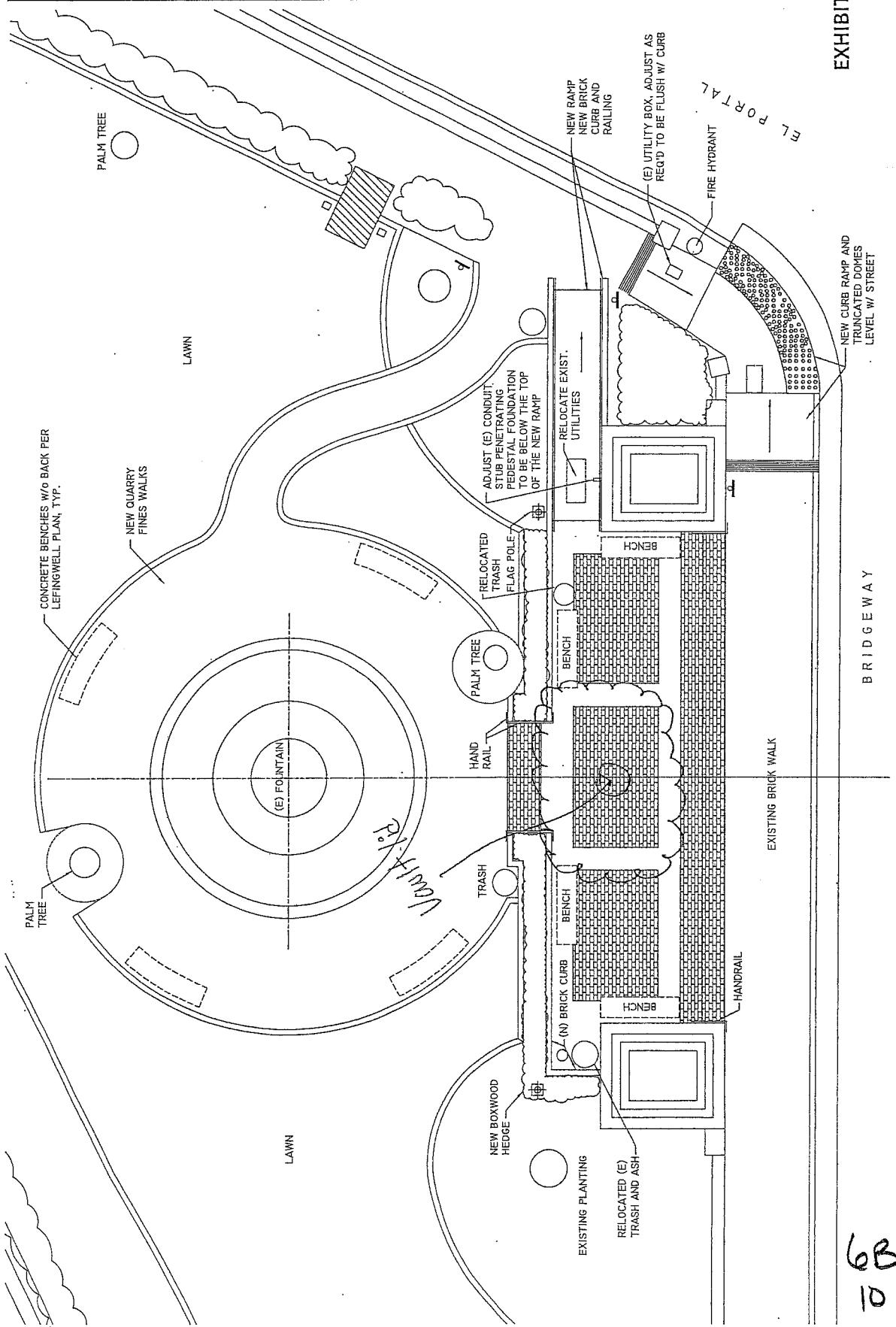


EXHIBIT B

BRIDGEWAY

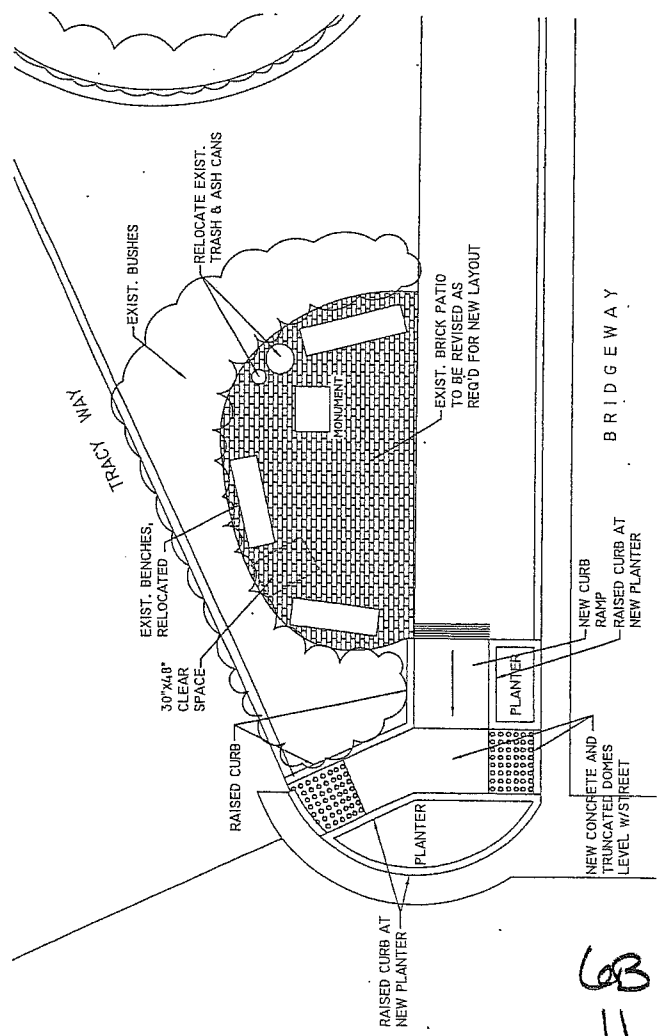
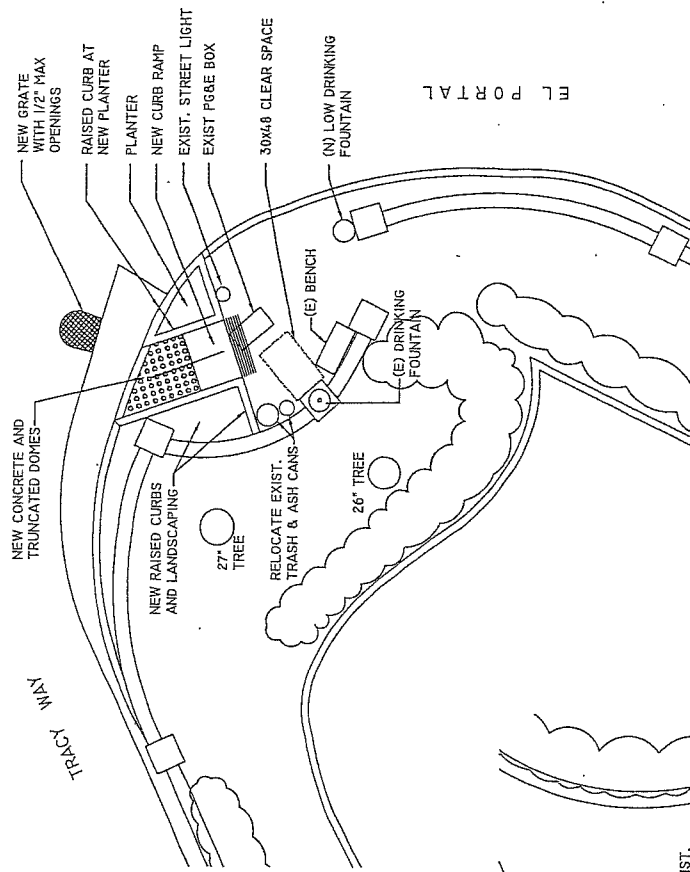
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CITY OF SAUSALTO
 420 LITHO ST. SAUSALTO, CA
 ADA TRANSITION PLAN UPDATE
 PROPOSED SITE PLAN - VINA DEL MAR

SCALE 1/8"=1'-0"
 JOB NO. 07-02
 DATE 11/16/09
 REVISIONS

A02



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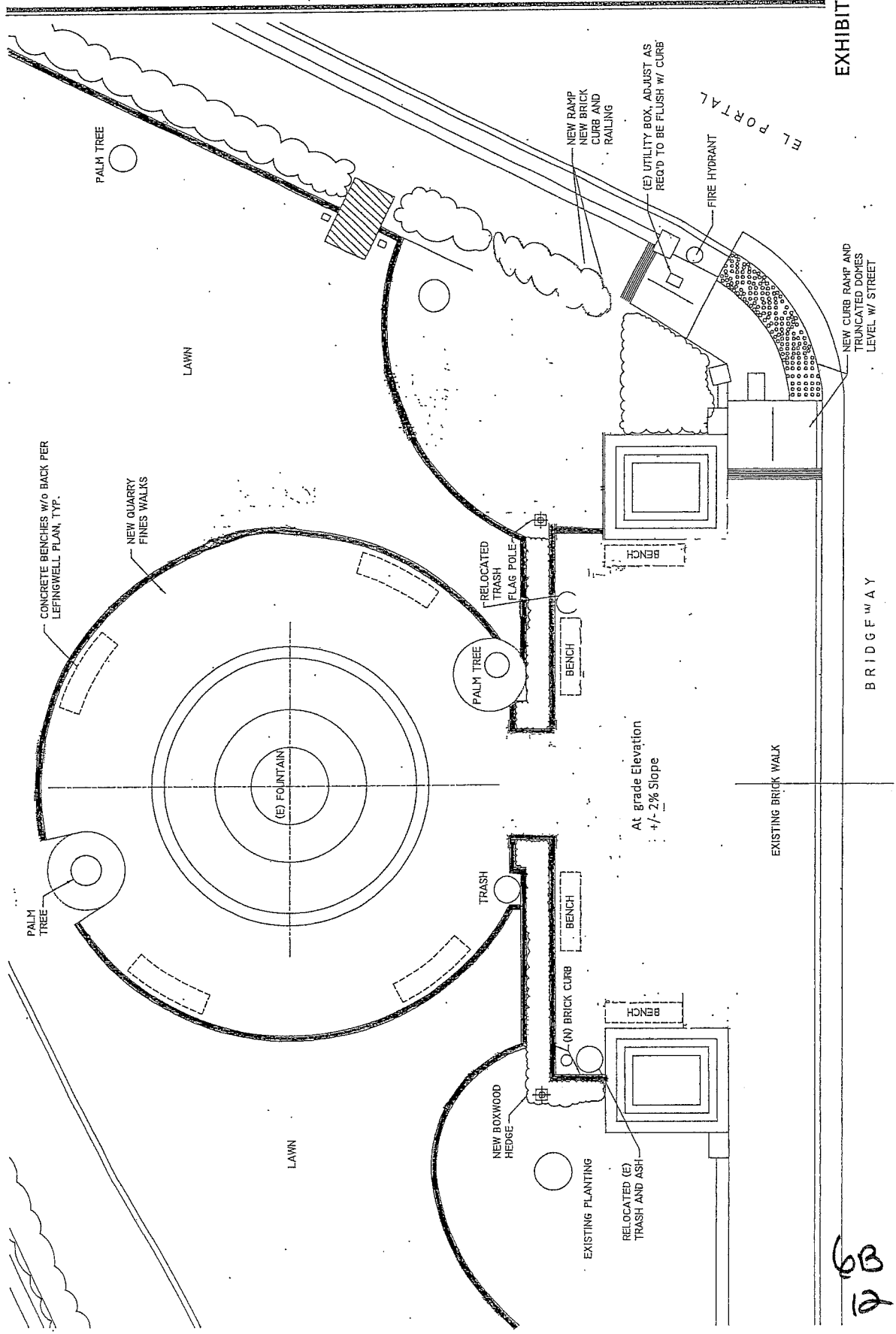


EXHIBIT C

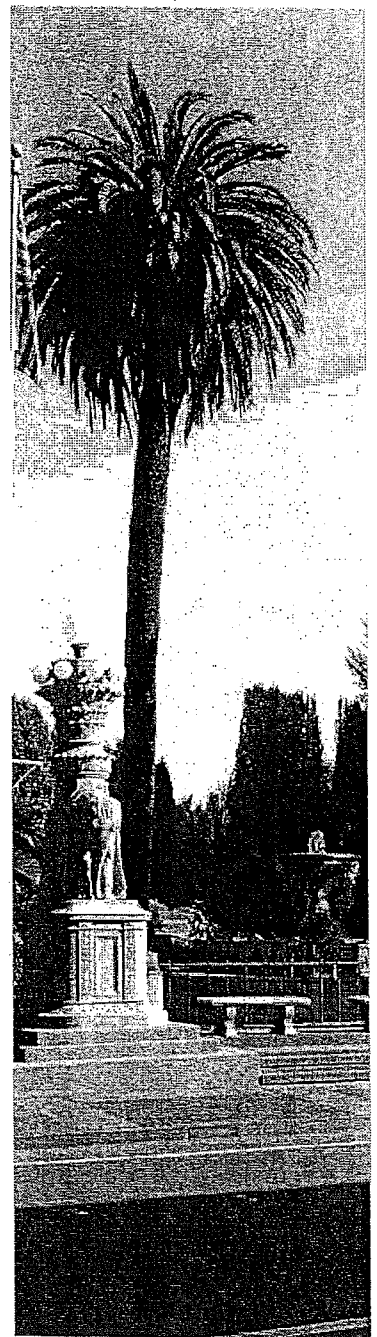
BRIDGEWAY

6B
 12

PROPOSAL
HISTORIC RESOURCES EVALUATION REPORT
FOR PLAZA VIÑA DEL MAR

SAUSALITO, CALIFORNIA
[RFP NO. DR 10-029 / P&T JOB NO. P10244]

PRIMARY PROJECT CONTACT:
Carolyn Kiernat, AIA, Principal
Page & Turnbull, 1000 Sansome Street, Suite 200
San Francisco, CA 94111
415.593.3219 / 415.362.5560 fax
Kiernat@page-turnbull.com



RECEIVED

JAN 6 2011

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

PAGE & TURNBULL

6 JANUARY 2011

Imagining change in historic environments through design, research, and technology

ATTACHMENT 3 6B
(18 PAGES) 13

PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

January 6, 2011

Heidi Burns, AICP
City of Sausalito
420 Litho Street
Sausalito, CA 94965

RE: Request for Proposal for Preparation of a Historic Resources Evaluation Report for Plaza Viña Del Mar
[RFP No. DR 10-029 / P&T Job No. PI0244]

Dear Ms. Burns,

Page & Turnbull is pleased to present our qualifications to the City of Sausalito for the historic evaluation of Plaza Viña Del Mar and the assessment of project alternatives that provide access to the site in compliance with the Americans with Disabilities Act. We have also included an option in our proposal for the preparation of additional design studies. This is a wonderful opportunity for the City of Sausalito to highlight the significance and history of the plaza while strengthening the downtown core of Sausalito by making it a vibrant and accessible public open space.

For more than 37 years, Page & Turnbull has provided architecture, planning, and preservation services in California with the goal of extending the life and usefulness of historic buildings and landscapes by adapting them to meet contemporary needs. We have expertise in evaluating historic resources, providing analysis of proposed projects under the requirements of the California Environmental Quality Act, and designing spaces that are functional, beautiful, and sustainable.

We are excited about the Plaza Viña del Mar project because it combines the best of what we do: working on resources that are important to a community's civic identity while meeting the contemporary needs of its users.

Page & Turnbull would be honored to work with the City of Sausalito on this unique and important project. We are eager to join you in taking the plaza into its next generation of service to ensure that it remains a central feature of downtown and is protected and made accessible for residents and visitors alike.

Very truly yours,



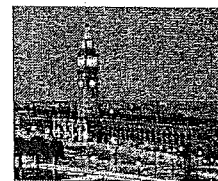
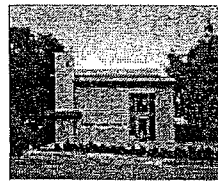
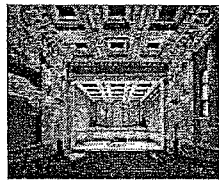
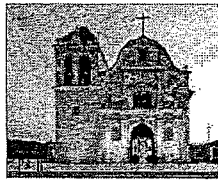
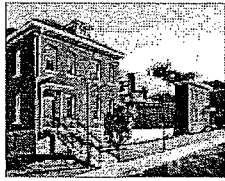
Carolyn Kiemat, AIA
Principal

ARCHITECTURE
PLANNING & RESEARCH
BUILDING TECHNOLOGY

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PAGE & TURNBULL

FIRM PROFILE



PAGE & TURNBULL is interested in the intersection between the built surroundings we have inherited and the way we live now. Our mission is to imagine change within historic environments through design, research, and technology.

PAGE & TURNBULL was established in 1973 as Charles Hall Page & Associates to provide architectural and conservation services for historic buildings, resources and civic areas. We were one of the first architecture firms in California to dedicate our practice to historic preservation and we are among the longest-practicing such firms in the country. Our offices are located in San Francisco, Sacramento and Los Angeles.

Our staff includes licensed architects, designers and historians, conservators and planners. We approach projects with imagination and flexibility and are committed to the conservation of significant resources—where these resources can be made to function for present and future needs. Our services are oriented to our clients' time and budget. All our professional staff meet or exceed the Secretary of the Interior's *Historic Preservation Professional Qualification Standards*.

ARCHITECTURAL SERVICES emphasize the re-use of existing buildings and the thoughtful application of new design. Solutions for new construction respect existing architectural values and the context of neighboring structures. When analyzing buildings we are skilled in the assessment and treatment of the most significant architectural and historical spaces and elements. We welcome the challenge of solving problems of repair, seismic strengthening, and integrating new systems. PAGE & TURNBULL ensures that projects comply with the Secretary of the Interior's Standards for Rehabilitation for local, state and federal agency review.

PLANNING & RESEARCH represent about 25 percent of our firm's work. We complete Historic Structure Reports, National Register nominations, Section 106 documentation, Historic American Building Surveys, Historic Building Preservation and Maintenance Plans and a variety of surveys, studies and planning reports. Many of these are for repeat clients such as the National Park Service, California Department of Parks & Recreation and the University of California.

BUILDING TECHNOLOGY constitutes about 15 percent of our work. The work of this studio ranges from condition surveys to materials analysis, sequential dating, and adding to the historical record by uncovering the buried work of early craftspersons.

SUSTAINABILITY No ideas today are more compelling than those surrounding the principles of sustainability. We believe that re-using existing buildings is a corner stone of sustainability, one that spurs ongoing innovation. Beyond incorporating advanced building systems while protecting historic fabric, we seek new technologies, materials and methods to retain the "energy in place" that every standing building represents and to minimize each project's overall footprint.

OUR COMMITMENT TO EXCELLENCE has been acknowledged by professional organizations and in publications, but most importantly, by the fact that most of our work is from repeat clients and referrals. The National Trust for Historic Preservation, the American Institute of Architects, the U.S. Government, California Preservation Foundation and others have honored us with more than 50 awards.

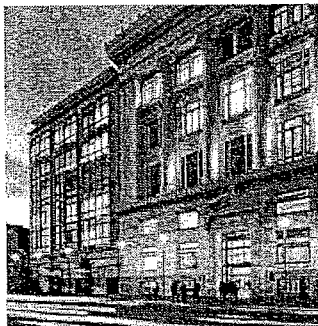
SELECT AWARDS
2000 - 2010



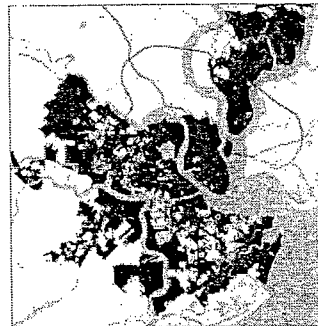
Walt Disney Family Museum



Piers 1-1/2, 3 and 5



San Francisco Conservatory of Music



Charleston Preservation Plan

2010

- Heritage Napa Surveys and Historic Context Statements, Napa, Award of Merit, Napa County Landmarks
- Piers 1½, 3 and 5, San Francisco, Merit Award for Historic Preservation and Innovation in Rehabilitation, AIA San Francisco Chapter
- San Francisco Conservatory of Music, San Francisco, Merit Award for Historic Preservation and Innovation in Rehabilitation, AIA San Francisco Chapter
- Sather Gate and Sather Tower, University of California Berkeley, State of California Governor's Preservation Award
- Walt Disney Family Museum, Presidio of San Francisco
 - Merit Award for Historic Preservation and Innovation in Rehabilitation, AIA San Francisco Chapter
 - Preservation Design Award, California Preservation Foundation

2009

- Charleston Preservation Plan, National Preservation Honor Award, National Trust for Historic Preservation
- Friends School, San Francisco
 - Merit Award for Energy Efficiency Integration, AIA California Council
 - Citation Award for Energy + Sustainability, AIA San Francisco Chapter
- Royal Presidio Chapel, Presidio of Monterey, CA, Preservation Design Award for Craftsmanship/Preservation Technology, California Preservation Foundation
- Piers 1½, 3 & 5, San Francisco, Beautification Award, San Francisco Beautiful

2008

- Space Shuttle Assessment, Mountain View, CA, Preservation Design Award for Cultural Resource Studies, California Preservation Foundation
- The Webb Schools - Copeland Donahue Theater, Claremont, CA, Excellence in Design Award, The Claremont Architectural Commission

2007

- Leland Stanford Mansion, Sacramento, Governor's Historic Preservation Award, Office of Historic Preservation, California State Parks
- Piers 1½, 3 and 5, San Francisco, Preservation Design Award for Rehabilitation, California Preservation Foundation

2006

- The Knoll, Stanford University, Best Restoration in Northern California, California Construction
- Leland Stanford Mansion, Sacramento, Trustees Award for Excellence in Historic Preservation, California Preservation Foundation

2005

- One Powell Street, San Francisco, Real Estate Deals of the Year, Best Rehab/Renovation Residential, San Francisco Business Times

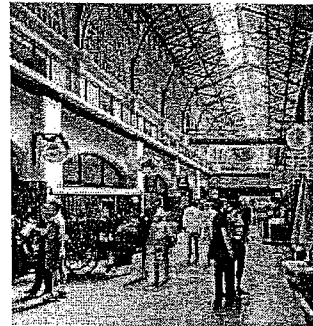
2004

- Berkeley Public Library, 6th Biennial Design Awards, Berkeley Design Advocates
- Hearst Memorial Mining Building, University of California, Berkeley
 - Excellence in Design, AIA San Francisco Chapter
 - 6th Biennial Design Awards, Berkeley Design Advocates

SELECT AWARDS
2000 - 2010

2004 (continued)

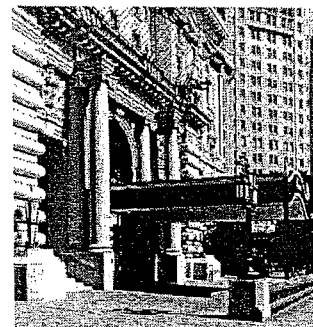
- Ferry Building, San Francisco
 - Merit Award for Renovation, AIA California Council
 - Excellence in Design, AIA San Francisco Chapter
 - Design Award for Rehabilitation and Reuse, California Preservation Foundation
 - Merit Certificate, Innovative Design and Construction of a New Project, International Council of Shopping Centers
- LGBT Community Center, San Francisco, Excellence in Design Merit Award, AIA San Francisco Chapter
- Pier One, San Francisco, Green Design Award, AIA San Francisco Chapter



Ferry Building

2003

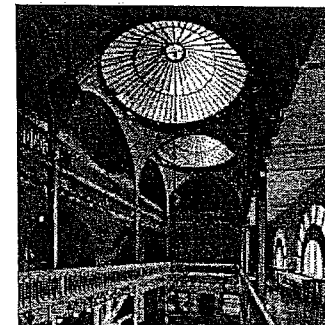
- Berkeley Public Library, Berkeley
 - Merit Award, AIA East Bay Chapter
 - Preservation Design Award, California Preservation Foundation
- Blue Wing Inn Historic Structure Report, Sanoma, CA, Preservation Design Award, California Preservation Foundation
- Ferry Building, San Francisco
 - Beautification Award, San Francisco Beautiful
 - Best Rehab/Renovation and Community Impact Award, San Francisco Business Times Real Estate Deals of the Year
 - National Preservation Award, National Trust for Historic Preservation
 - Project of the Year, American Society of Civil Engineers
 - Modernization Awards Program, Grand Prize, Buildings Magazine
 - Annual Awards, California Heritage Council
- Hearst Memorial Mining Building, University of California, Berkeley
 - Preservation Design Award, California Preservation Foundation
 - Merit Award for Renovation, AIA East Bay Chapter
 - Preservation Award, Berkeley Architectural Heritage Association



Fairmont Hotel

2002

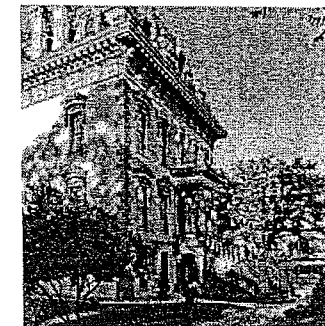
- Berkeley Public Library, Berkeley, Preservation Award, Berkeley Architectural Heritage Association
- Dogpatch Neighborhood Survey, San Francisco, Beautification Award, San Francisco Beautiful
- Fairmont Hotel, San Francisco, Preservation Design Award, California Preservation Foundation
- Mountain View Adobe, Mountain View, CA, Preservation Design Award, California Preservation Foundation



Hearst Memorial Mining Building

2001

- Leland Stanford Mansion, Sacramento, Preservation Design Award, California Preservation Foundation,
- The Maybeck Cottage, Berkeley, Special Commendation, Berkeley Architectural Heritage Association
- Pier One, San Francisco, Award for Excellence, Small-scale Rehabilitation, Urban Land Institute



Leland Stanford Mansion

2000

- Stanford University, Seismic Improvements, National Trust for Historic Preservation
- U.S. Court of Appeals, San Francisco, Federal Design Achievement Award for Historic Preservation, Presidential Design Awards

FOLSOM STREETSCAPE DESIGN GUIDELINES & CONSULTATION
 Folsom, CA



SIZE	City-wide
SERVICE	2007-Present
SCOPE	Historic Preservation Consultant
COST	\$186,400 (P&T Fee)

REFERENCE
 Evert Palmer, Assistant City Manager
 City of Folsom
 916.355.7220
 epalmer@cityofolsom.ca.us

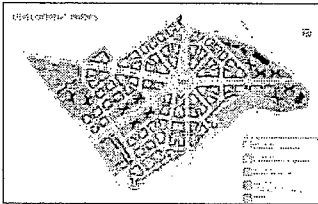
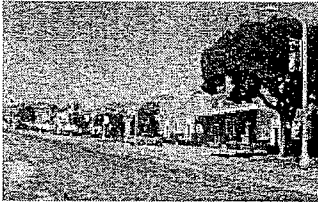
Michael Smiley, Partner
 BMS Design Group
 415.249.0130
 smiley@bmsdesigngroup.com

Page & Turnbull served as preservation consultant to the City of Folsom in the development of streetscape design for Folsom’s Sutter Street Historic District. Tasks included the completion of a Historic Assessment and Project Evaluation, and development of graphics presentation materials that made the report readily accessible for committee meetings and the general public. The assessment included a draft outline for a historic context statement; a timeline of the development of Sutter Street; a summary of zoning, planning, and design guidelines which affect the three-block area; and a comparison to other Gold Rush-era towns. The project evaluation included an overview of the National and California Registers and a history of preservation in Folsom and the City of Folsom Cultural Resources Inventory. Finally, the Sutter Street Historic District was evaluated for eligibility for listing in the California Register.

Through work sessions and design charrettes, Page & Turnbull worked with the City and other consultants to incorporate the character-defining features into a historically sensitive streetscape design. As the project progressed, it became apparent that the new Sutter Street Streetscape provided an opportunity to develop an interpretive plan that helps explain the history of individual sites and the larger history of Folsom.

6/18

PARKMERCED
San Francisco, California



SIZE
SERVICE
SCOPE

116 acres
2006-present
Historic Resources
Evaluation Report
(HREER), Cultural
Landscape Assess-
ment (CLA) and EIR
Consultation

REFERENCE

Barbara Sahm
Turnstone Consulting Inc.
415.536.2883
bsahm@consultturnstone.com

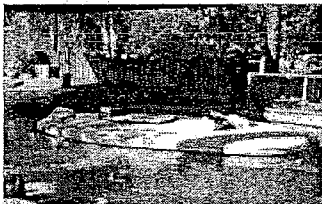
Page & Turnbull completed a Historic Resources Evaluation Report (HRER) and Cultural Landscape Assessment (CLA) for Parkmerced, a residential housing complex constructed by the Metropolitan Life Insurance Company between 1941 and 1951. The buildings at Parkmerced were designed by Leonard Schultze & Associates, a prominent East Coast architecture firm, and the landscape was designed by Thomas Church, a prominent West Coast landscape architect.

The report evaluates the property's potential eligibility for listing in the National Register of Historic Places and the California Register of Historical Resources as a historic district and cultural landscape; provides an assessment of the property's history and character-defining features; and offers information about the historic context in which the complex was developed. The evaluation of the property was conducted according to National Park Service publications including the Guidelines for the Treatment of Cultural Landscapes and the Guide to Cultural Landscape Reports.

The HRER and CLA for Parkmerced mark one of the first evaluations of historic post-war residential developments for eligibility for listing in the National Register. Nationwide, there have only been a few historical evaluations of post-war developments that include the assessment of historic landscapes. Therefore, the Parkmerced report has the potential to inform a larger movement in the recognition and documentation of post-war cultural landscapes in the United States.

Our historical evaluation was incorporated into the Environmental Impact Report (EIR) recently completed for Parkmerced in fulfillment of the guidelines of the California Environmental Quality Act (CEQA). Page & Turnbull is also consulting with the Parkmerced project team to develop the Preservation Alternatives section of the EIR.

ROEDING PARK
Fresno, California



SIZE 159 acres
SERVICE 2008-2009
SCOPE Cultural Landscape
Documentation

REFERENCE

Kevin Fabino
Planning Manager
City of Fresno, Planning and
Development Department
559.621.8046
Kevin.Fabino@fresno.gov

Page & Turnbull is the historic preservation consultant for a documentation and planning project at Roeding Park in Fresno, California. Roeding Park is one of Fresno's earliest parks, established in 1903, and is an important historic resource of the San Joaquin Valley. The park is significant for its association with the development of recreational parks in the State of California, an intact cultural landscape beloved by the Fresno community.

Phase one of the project involved the inventory and analysis of over 30 historic resources within the 159-acre park, which includes the Fresno Chaffee Zoo, Rotary Storyland and Playland. Primary historic research was conducted at local archives in order to write a developmental history of the park. In order to evaluate Roeding Park within its appropriate context, research was also conducted on the history of zoological gardens and recreational parks in the United States, and the popularity of amusement facilities, such as Playland, in the middle of the twentieth century.

The park was recorded as a potential historic district on California Office of Historic Preservation DPR 523 A and D forms and a site features plan was created to show the locations of contributing and non-contributing features within the district.

Phase two of the project includes evaluation of the proposed master plans for CEQA compliance. The evaluation was triggered by the proposed 22-acre expansion of the Fresno Chaffee Zoo. Page & Turnbull provided an impacts analysis, developed historic preservation alternatives, and drafted mitigation measures, as part of our involvement in phase two of the project.

608
80



REPRESENTATIVE EXPERIENCE
Cultural Landscape Evaluation



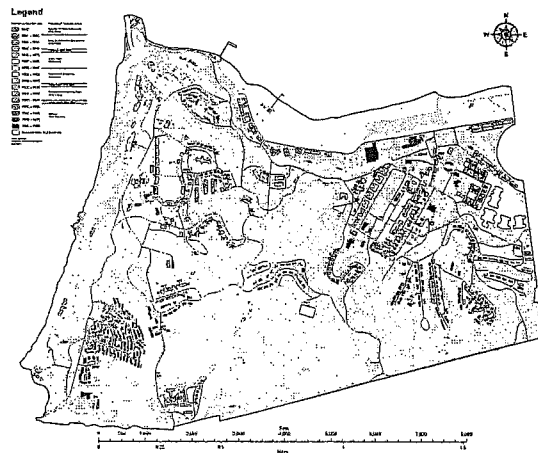
Treasure Island, San Francisco

Page & Turnbull is preservation architect for the historic core of Treasure Island and the historic resources remaining on Yerba Buena Island. We are assisting planning efforts at both islands to ensure that the proposed development will retain the character and setting of the historic resources and ensure that rehabilitation of these buildings will qualify for investment tax credits. The Treasure Island Project is being undertaken by a consortium of developers including Wilson Meany Sullivan Partners, Lennar Corporation, and Kenwood Investments, LLC. The property encompasses two islands in San Francisco Bay, previously held by the U.S. Navy and currently being transferred to the City of San Francisco. A comprehensive team of architects, engineers, planners and environmentalists is at work designing a new community for Treasure Island and Yerba Buena Island. The project's master plan received a 2009 AIA Honor Award.



Masonic Home Flatlands EIR, Union City

In 2009, Page & Turnbull prepared a Historic Resource Study (HRS) for proposed development of the Masonic Home Flatlands Project along Mission Boulevard in Union City. The Masonic Home Flatlands project site consists of 67.4 acres of agricultural land, which contains two ancillary buildings and structures. The site abuts the west edge of the National Register-listed Masonic Home and is located just south of the Dry Creek Cottage and Garden. Page & Turnbull's primary work was an evaluation of eligibility for listing in the National Register and/or California Register for all age-eligible resources and landscape features on the site, and an evaluation of the proposed project under the provisions of the California Environmental Quality Act (CEQA). The report was prepared specifically to inform the Cultural Resources section of the Masonic Home Flatlands Project Environmental Impact Report (EIR).



Presidio National Historic Landmark Designation, Presidio of San Francisco

At the request of the Presidio Trust, Page & Turnbull is completing an update of the Presidio of San Francisco National Historic Landmark District. This designation serves to update the original Presidio of San Francisco National Historic Landmark District of 1962 and the 1993 Update. The current update will bring the original District into compliance with contemporary preservation standards. Many prospective projects will affect the Presidio in the coming years, and the Presidio Trust will utilize the National Historic Landmark District nomination to identify significant historic resources and guide development in the National Park.

608
21

REPRESENTATIVE EXPERIENCE

Historic Resource Evaluation Reports

Historic Resource Evaluation Reports provide a comprehensive physical description and historical context for the site, as well as an examination of the existing historical status of the property. This report also includes an evaluation of the property for listing in either the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or local register of historic resources. These reports are often used in evaluations of proposed projects under the provisions of the California Environmental Quality Act (CEQA).

Bay Area

- Alameda Point (former Naval Air Station), Alameda
- 2483 Hearst & 1854-1878 Euclid Avenue, Berkeley
- 801 Bates Avenue, El Cerrito
- 4167 Thornton Avenue, Fremont
- Office of Dr. Grau, 37275 Niles Blvd., Fremont
- Masonic Home Flatlands, Fremont
- Niles Freight Building, Fremont
- Shinn Historical Park, Fremont
- Milpitas Grammar School, Milpitas
- Kaiser Center, Oakland
- Oak Knoll (former Oakland Naval Hospital), Oakland
- Oakland Children's Hospital, Oakland
- St. Paul's Episcopal School (Casa Romana), Oakland
- 332 Forest Avenue, Palo Alto
- Douglas Hall, Stevenson School, Pebble Beach
- Portola Valley Town Center, Portola Valley
- Del Monte Plant #3, San Jose
- East Agnews Development Center, San Jose
- East San Jose Carnegie Library, San Jose
- 1203-11 Lincoln Avenue, San Rafael
- Edgehill Residence, Dominican University, San Rafael
- Spreckels Site Master Plan, Spreckels
- Walnut Creek Precise Plan, Walnut Creek

San Francisco

- 320-350 Paul Avenue, Bayview
- 6270-76 Third Street, Bayview
- 2715 Hyde Street, Cow Hollow
- 2880 Vallejo Street, Cow Hollow
- Metro Theatre, 2055 Union Street, Cow Hollow
- 3690 21st Street, Dolores Heights
- Second Church of Christ Scientist, Dolores Heights
- Cayuga Clubhouse, Excelsior
- Jewish Home for the Aged, 302 Silver Avenue, Excelsior
- 140-142 Laidley Street, Glen Park
- Exploratorium, Piers 15-17, Embarcadero
- 225 Front Street, Financial District
- 1 Sansome Street, Financial District
- 690 Market Street, Financial District

- Crocker National Bank Building, 1-25 Montgomery St., Financial District
- Equitable Life Building, 120 Montgomery St., Financial District
- Mutual Savings Bank Building, 1 Kearny, Financial District
- UCB Laguna Extension Campus, Hayes Valley
- Parkmerced, Lake Merced
- City Place, 935-965 Market Street, Mid-Market
- Market Square, 1355 Market Street, Mid-Market
- 141 Albion Street, Mission District
- 500 Capp Street, Mission District
- 566 South Van Ness Avenue, Mission District
- Mission Armory (former California National Guard & Arsenal), Mission District
- Bethany United Methodist Church, 1268-1270 Sanchez Street, Noe Valley
- Pagoda Theatre, 1741 Powell Street, North Beach
- 2151 Green Street, Pacific Heights
- First Church of Christ Scientist, Pacific Heights
- G. Albert Lansburgh Residence, Pacific Heights
- Palega Playground, Portola
- 1045 17th Street, Potrero Hill
- 680 Illinois Street, Potrero Hill
- Meter House, 1201 Illinois Street (former SF Gas & Electric Co. Potrero Power Plan), Potrero Hill
- 900 Minnesota (former C. Schilling & Co. Wine Cellars), Potrero Hill
- 3424 Jackson Street, Presidio Heights
- San Francisco Columbarium, Richmond
- 110 The Embarcadero, Rincon Hill
- 340 & 350 Fremont Street, Rincon Hill
- Edwin W. Tucker & Co. Building, Rincon Hill
- Union Oil Co. Building, Rincon Hill
- Filbert Cottages, 1338 Filbert Street, Russian Hill
- Wysteria Residences, Russian Hill
- 15 Hunt Street (670 Howard Street), SoMa
- 33 Moss Street, SoMa
- 40 Jessie Street, SoMa
- 72 Townsend Street, SoMa
- 178 Townsend Street, SoMa
- 340-350 Fremont Street, SoMa
- 355 & 361-55 Brannan Street, SoMa
- 465 Tehama Street, SoMa
- Rialto Building, 116 New Montgomery, SoMa
- Hyde Street Studios, 245 Hyde Street, Tenderloin
- 27 Maiden Lane, Union Square
- 425 Mason Street (former Spring Valley Water Company Building), Union Square
- St. Francis Hotel, Union Square
- Champion Hall, University of San Francisco
- Clinical Sciences Building, UCSF Parnassus Heights
- 1522 Bush Street, Van Ness Avenue Corridor

CAROLYN KIERNAT, AIA
Principal



Carolyn Kiernat is an architect whose professional experience ranges from large-scale commercial to small-scale residential remodeling. She has acted as preservation consultant on major commercial adaptive re-use projects and has served as prime architect on historic home remodeling and museum design projects. She is well-versed in reviewing projects for compliance with the Secretary of the Interior's *Standards* and has successfully completed the Tax Certification process for several commercial projects.

Carolyn's early experiences in the U.S. and Germany, on HAER projects at Sequoia and Joshua Tree National Parks, and with the International Council of Monuments and Sites in Cornwall, England lend depth to her work.

EDUCATION

- Verona, Italy, Coursework in the conservation of stone and marble, 2005
- Columbia University, MS Historic Preservation, concentration in conservation, 1997
- Arizona State University, BS Design (Architecture), 1992

REGISTRATION

- California: C27638
- Arizona: 42367

AFFILIATIONS

- Board member, San Francisco Architectural Heritage
- Board member Vice President, AIA San Francisco
- Advisory Group, AIA National Historic Resources Committee

AWARDS

- Walt Disney Family Museum
- 2010 California Preservation Foundation Preservation Design Award
- 2010 AIA/San Francisco Chapter Merit Award for Historic Preservation and Innovation in Rehabilitation
- 2009 San Francisco Business Times, Real Estate Deal of the Year, best Rehabilitation

PROFESSIONAL EXPERIENCE

- General Services Administration Region 9 Term Contract for Historic Preservation Services:
 - U.S. Court of Appeals, San Francisco. Historic Structure Report/Historic Building Preservation Plan update, window survey and repair guidelines, and entrance lobby modifications
 - Appraiser's Building, San Francisco. Historic Structure Report, exterior cladding study, and interior lobby alterations
- Walt Disney Family Museum, Presidio of San Francisco. Rehabilitation and adaptive reuse of historic barracks buildings for use as a museum, archives, and offices for the Walt Disney Family Foundation
- The Old Mint, San Francisco. Rehabilitation, adaptive reuse, and tax certification for this new city museum
- Exploratorium at Piers 15-17, San Francisco. Rehabilitation and adaptive reuse for this science museum
- Public Health Service Hospital, Presidio of San Francisco. Rehabilitation and adaptive reuse
- Ferry Building, San Francisco. Tax certification
- Chronicle Building, San Francisco. Restoration of and Landmark Designation Report for 690 Market Street
- Hearst Memorial Mining Building, University of California, Berkeley. Renovation/restoration
- University House, University of California, Berkeley. Renovation and restoration; documentation
- Berkeley Public Library, Berkeley, CA. Renovation and addition to a 1930s library
- 942 Market Street, San Francisco. Landmark Designation Report and Mills Act
- Fairmont Hotel, San Francisco. Restoration, rehabilitation and tax certification
- Wawona Hotel, Yosemite National Park, CA. Historic Structure Report and kitchen renovation

PRESENTATIONS

- "Green Challenges in Historic Federal Buildings," USGBC Federal Summit, Washington, DC, May 2010
- "Modeling Sustainability: The Mint Project From Gold to Platinum," Mid-Atlantic Association of Museums Symposium, New York, March 2010
- Moderator, "Developing Historic Properties in San Francisco — The New Landscape," San Francisco Heritage Symposium, March 2009
- "Secretary of the Interior's Standards Number 9 and 10: Additions and New Construction," CPF Workshop, November 2008

REBECCA FOGEL
Cultural Resource Specialist



EDUCATION

Stanford University, B.A. in Urban Studies
and Slavic Language & Literature, 2006
Stanford University, Study Abroad Program,
Moscow, Russia, 2005

AFFILIATIONS

San Francisco Architectural Heritage
San Francisco Heritage Young
Preservationists (YP)
AIA San Francisco Historic Resource
Committee
California Preservation Foundation
National Trust for Historic Preservation
SPUR
US/ICOMOS

AWARDS

Heritage Napa Historic Context
Statement and Surveys
2010 Award of Merit, Napa County
Landmarks

Charleston Preservation Plan
2009 Honor Award, National Trust for
Historic Preservation

As a Cultural Resource Specialist at Page & Turnbull, Rebecca has participated in several Historic Resource Survey efforts in San Francisco and Napa, and has completed historic context statements, historic documentation reports, Historic Resource Evaluations, and feasibility studies in various locations across California. She has also assisted with federal historic preservation tax credits, environmental review applications, and entitlements.

Rebecca is fascinated by the built environment, its themes and how the two are tied together by culture. As a Cultural Resource Specialist, she takes a strong cooperative approach to preservation, and has played an integral part in the adaptive re-use of many landmark buildings in the Bay Area, including Market Square, the Folsom Streetscape Project, and Hoover Pavilion. She frequently works with developers, architects and project teams to comply with the Secretary of the Interior's Standards, predict public issues, and guide the design process.

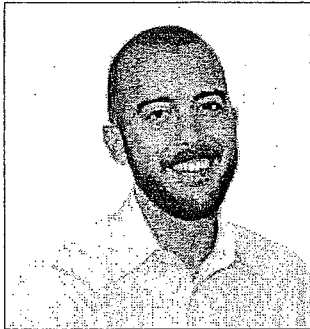
Rebecca is an active member of San Francisco Architectural Heritage, Heritage YP, and the AIA San Francisco Historic Resource Committee, and has volunteered at events for the California Preservation Foundation and US/ICOMOS.

PROJECT EXPERIENCE

- Downtown Napa Intensive-Level Survey, Context Statement, and Historic Resources Design Guidelines, Napa, CA. Currently serving as Project Manager for documentation of historic resources in Downtown Napa.
- West Napa & Spencer's Addition Intensive-Level Surveys and Context Statements, Napa, CA. Cultural Resource Specialist and Project Manager for intensive-level survey of two historic residential neighborhoods.
- Heritage Napa Historic Context Statement and Reconnaissance Survey, Napa, CA. Cultural Resource Specialist. Handled research, graphics, and GIS work for intensive level survey, documentation, two historic context statements.
- Berkeley Art Museum, Berkeley, CA. Cultural Resource Specialist for rehabilitation of the University of California Press Building into the new home of the University's art museum.
- Contemporary Art Museum of the Presidio, San Francisco. Cultural Resource Specialist for consultation on Section 106 process including historic research and graphics to determine cultural landscape of the Presidio.
- Masonic Home Flatlands EIR. Cultural Resource Specialist for preparation of historic resources technical report.
- Piers 15-17, San Francisco. Cultural Resource Specialist writing the HABS memo for the north apron and small office addition for the adaptive reuse of historic pier structures for use as the Exploratorium Museum.
- Stanford Hoover Pavilion, Palo Alto, CA. Cultural Resource Specialist for historic resource evaluation, research, planning and entitlements related to historic review.
- Market Square, San Francisco. Cultural Resource Specialist assisting with the process memo and environmental review application for entitlement. She wrote Part 1 & 2 for the tax credits and produced the HRER, putting together the significance diagrams.
- Folsom Streetscape Project, Folsom, CA. Cultural Resource Specialist on design team collaborating with an urban designer and exhibit designer to create interpretive plan for improvements on historic main street. Assisted in formatting interpretive program of history of street and city as stories and totems. Created presentations for city's historic district committee.
- Charleston Historic Preservation Plan, Charleston, SC. Cultural Resource Specialist for citywide preservation plan. Assisted with graphics, maps, photos, organized plan document and project correspondence.

603
24

JEREMY KAHM, AIA
Architect



Jeremy Kahm is an architect with extensive experience in both hospitality and residential design. Prior to joining Page & Turnbull, Jeremy's role was as Staff Architect with a national firm focused on large hotel projects. This intensive professional experience allowed him to develop his aptitude for managing people and processes, designing responsively and responsibly, and graphically communicating solutions.

Jeremy's talent spans both excellent design and client service, allowing effective working relationships with groups of diverse personalities. As Designer and Construction Administrator for a 300-key hotel and condominium project in Alexandria, VA, he built an excellent relationship with the developer-client during the three-year construction period. By being consistent, responsive, and collaborative, Jeremy helped ensure that all of the project's stakeholders achieved an outstanding result.

As part of the team for the Wyman Avenue Residences project in the Presidio of San Francisco, Jeremy completed the construction document set and is currently performing Construction Administration.

EDUCATION

The Catholic University of America,
March, 2004.
The Catholic University of America,
BS in Architecture, 2003

REGISTRATION

Missouri: 2010035449

AFFILIATIONS

American Institute of Architects,
East Bay Chapter
Bay Area Young Architects
Mentor, BuildSF High School Program

PROJECT EXPERIENCE

- Wyman Avenue Residences, Presidio of San Francisco. Designer and Construction Administrator for the rehabilitation of seven former military houses on the grounds of the Presidio for use as 11 high-end residential rental units
- The Westin Alexandria and Jamieson Condominiums, Alexandria, VA. Designer and Construction Administrator for a new 300-key hotel and 79 condominium unit building in historic Old Town Alexandria
- Marriott Renaissance ClubSport, Florham Park, NJ. Staff Architect and Lead Designer for 250-key hotel and fitness center
- Badger Pass Ski Lodge Rehabilitation, Yosemite National Park, CA. Designer for the rehabilitation and expansion of the historic Badger Pass Ski Lodge
- Potomac Yard Renaissance and Residence Inn, Arlington, VA. Lead Designer for a 600-key hotel on a reclaimed brownfield site in Arlington. The hotel will be part of a large-scale redevelopment of former railroad yards
- Marriott Renaissance ClubSport, Houston, TX. Designer for 200-key hotel and fitness center
- 350 Bush Street, San Francisco. Designer for adaptive reuse of historic Mining Exchange Building as a grand entry lobby for a new condominium tower

PROJECT APPROACH

Scope of Work

We have outlined a project approach for the historic evaluation of Plaza Viña Del Mar that includes an analysis of the history and significance of the site, as well as an analysis and evaluation, and recommendations regarding two project alternatives for the accessibility project at the Plaza. Work would be completed primarily by Carolyn Kiernat as Principal-in-Charge, Rebecca Fogel as Cultural Resource Specialist, and Jeremy Kahm as architect. Other staff who meet or exceed the Secretary of the Interior's *Professional Qualifications Standards* in architecture or architectural history may be assigned as necessary.

Task 1: Historic Resource Evaluation

KICKOFF MEETING/SITE VISIT:

Page & Turnbull will attend a kick-off meeting with the Client and conduct a site visit of Plaza Viña Del Mar to take digital photographs and make field notes. We will need unrestricted access to the site in order to document existing conditions, as well as to record character-defining features.

We will request any drawings or previous reports in the possession of the city, as well as full sets of any plans or documents related to the proposed project.

RESEARCH:

Upon completion of the field survey, Page & Turnbull will perform archival research, as deemed necessary. Research will be completed at local repositories, which may include: Sausalito Historical Society, City of Sausalito, Sausalito Public Library, Marin County Free Library, San Francisco Public Library, California Historical Society, Mechanic's Institute Library, and the UC Berkeley Environmental Design Library.

DPR 523 A AND B FORM PRODUCTION:

Page & Turnbull will prepare one (1) DPR Form 523 A (Primary Record) and one (1) DPR Form 523 B (Building, Structure, and Object Record) for the property. The DPR Form 523 A includes location information, a brief architectural description, and a contemporary photograph. The DPR Form 523 B examines the site's construction chronology, provides a significance statement and analyzes the property in relation to its eligibility for listing in local historical register, California Register of Historical Resources, and the National Register of Historic Places.

EVALUATION:

Once the research is complete, Page & Turnbull will prepare a report that will include historical background of the existing site. Page & Turnbull will use this information to analyze the significance of the site, in particular its eligibility for listing in the California Register of Historical Resources and the National Register of Historic Places. This evaluation will focus upon the site's historic integrity and significance.

ILLUSTRATIONS:

The report will include maps, photographs (existing conditions and historic) and other illustrations as necessary.

Task 2: Project Impacts and Alternatives Analysis

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES ANALYSIS:

Page & Turnbull will examine the two (2) project alternatives (provided by the Client) according to the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. This analysis will assist in determining if the proposed project would result in any significant adverse impacts.

PROPOSED PROJECT IMPACTS ANALYSIS:

Page & Turnbull will analyze the impacts of the proposed project pursuant to the California Environmental Quality Act (CEQA). We will analyze the two (2) alternatives provided (provided by the Client). If changes are made to the proposed project, additional professional fee may be requested. If the site is found to be California Register eligible, we will aid you in outlining appropriate mitigation measures.

Note: Page & Turnbull shall be provided with the proposed project description, which may include written narratives, architectural drawings, specifications, or other material. This material is essential to complete the report in a timely manner.

LB
96

PROJECT APPROACH

Scope of Work (continued)

MITIGATION MEASURES:

If the proposed project is found to have significant impacts as defined by CEQA, we will assist in outlining appropriate measures to mitigate these impacts.

ILLUSTRATIONS:

The report will include maps, photographs (existing conditions and historic) and other illustrations as necessary.

DELIVERABLES:

We shall provide the following deliverables to the City of Sausalito:

- One (1) hard copy and one (1) electronic copy of the Administrative Draft Historic Resource Evaluation & Project Impacts and Alternatives Analysis to the Client;
- One (1) hard copy and one (1) electronic copy of the Final Historic Resource Evaluation & Project Impacts and Alternatives Analysis to the Client.

After submitting the Administrative Draft Historic Resource Evaluation & Project Impacts and Alternatives Analysis, we will respond to one set of comments from the Client. All comments shall be delivered to Page & Turnbull in writing. Upon receipt of comments from the Client, we will revise our report accordingly, and publish a Final Historic Resource Evaluation & Project Impacts and Alternatives Analysis to the Client.

The report format will be approved by the Client in the initial kickoff meeting.

Optional Task 3: Additional Alternatives

ALTERNATIVES:

If historic resource impacts are identified, Page & Turnbull is available to assist the client team in the development of preservation alternatives, which will seek to avoid or minimize the impacts upon the historic resource. Page & Turnbull will assist in drafting up to two (2) alternatives to the proposed project to address historic resource impacts and ADA accessibility issues.

GRAPHICS:

Page & Turnbull will create graphics for up to two (2) preservation alternatives.

Optional Task 4: Meetings

Page & Turnbull is available to participate in additional internal client team and public meetings as requested by the Client. At these meetings, we may provide clarification regarding the historic status of the site; assist in the analysis, development, and selection of project alternatives that address historic resource impacts and ADA accessibility issues; and provide consultation regarding any other design or cultural resource issues that may arise.

Exclusions

This proposal does not include:

- Development of additional project alternatives. We will analyze the two (2) alternatives provided in the Request for Proposals. If the development of additional alternatives is desired, this service would be billed separately as described in optional Task 3 above.
- Extensive illustrations and additional graphic or presentation materials beyond those described above.
- Attendance at more than one (1) kick-off meeting with the Client. Attendance at additional meetings would be billed separately on a time-and-materials basis as described in optional Task 4 above.

SCHEDULE

The following list of deliverables, timetable, meeting participation, and schedule of compensation have been prepared based on preparation of the report.

1. Administrative Draft report within 25 business days of contract approval.
2. Final report within 5 business days of receipt of staff comments on the Administrative Draft report.

Task	Description	Business Days																																														
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40							
1	Historic Resource Evaluation																																															
	1.1 Kick-Off Meeting																																															
	1.2 Research																																															
	1.3 DPR 523 A and B Form Production																																															
	1.4 Evaluation																																															
	1.5 Illustrations																																															
2	Project Impacts & Alternatives																																															
	2.1 Secretary of the Interior's Standards Analysis																																															
	2.2 Proposed Project Impacts Analysis																																															
	2.3 Mitigation Measures																																															
	2.4 Submission of Administrative Draft Report																																															
	2.5 City Compiles Comments (TBD)																																															
	2.6 Response to Comments																																															
2.7 Submission of Final Report																																																
03	Additional Alternatives (Optional)																																															
	03.1 Drafting of 2 Preservation Alternatives																																															
	03.2 Graphics																																															

68
28

BUDGET

Page & Turnbull would complete the Historic Resources Evaluation Report for Plaza Viña Del Mar for a professional fee of \$12,020.00 plus \$1,000.00 for expenses. The table below also outlines a fee for the optional preparation of additional project alternatives and attendance at meetings.

Task	Description	P&T Fee per Task	P&T Total Hours
1	Historic Resource Evaluation		
	Kick-Off Meeting		
	Research		
	DPR 523A and B Form Production		
	Evaluation		
	Illustrations		
		\$ 5,480	62
2	Project Impacts and Alternatives Analysis		
	Secretary of the Interior's Standards Analysis of Proposed Alternatives		
	Proposed Project Impacts Analysis		
	Mitigation Measures		
	Preparation of Administrative Draft Report		
	Response to City Comments		
	Preparation of Final Report		
		\$ 6,540	72
Subtotal Fixed Costs - Task 1 & 2		\$ 12,020	134
E	Expenses		
	Time & Materials (Including Meetings)		
		\$ 1,000	
Total Fixed Costs & Expenses / Total Hours		\$ 13,020	134
O3	Additional Alternatives (Optional)		
	Drafting of 2 Preservation Alternatives		
	Graphics		
		\$ 5,600	56
Subtotal - Task 3 (Optional)		\$ 5,600	56

PROFESSIONAL FEE SCHEDULE

PAGE & TURNBULL

Founding Principal	\$250.00-\$350.00 per hour
Principals	\$170.00-\$250.00 per hour
Associate Principals	\$130.00-\$165.00 per hour
Senior Associates	\$110.00-\$150.00 per hour
Architects	\$100.00-\$150.00 per hour
Associates	\$100.00-\$125.00 per hour
Designers, Conservators & Planners	\$75.00-\$125.00 per hour
Historians	\$85.00-\$120.00 per hour
Administrative Personnel	\$60.00-\$120.00 per hour
Architectural Assistants	\$45.00-\$75.00 per hour

Reimbursable expenses shall be billed at cost plus 10% and include the following:

Cost of printing or duplication of drawings, specifications, reports and cost estimates.

Tolls, parking fees, and local travel charged in accordance with IRS code.

Long distance telephone service and telegraph charges.

Cost of models, special renderings, photography, special printing of publications, maps, and other supplies required for the project.

Postage and delivery charges.

Fees for local licenses and permits required to perform professional services.

Travel, lodging, subsistence and out-of-pocket expenses for authorized travel in connection with contract services.

Fees for consultant services and subcontractors retained with approval of client.

Effective 10/2009

Subject to annual review and adjustment

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30