

Statement of Qualifications

Civic Center Master Plan Consultant Services

CITY OF GILROY

No. 24-RFP-AD-506
November 1, 2024



November 1, 2024

Attention: Bryce Atkins, Assistant to the City Administrator
City of Gilroy
7351 Rosanna Street
Gilroy, CA 95020-6197

SUBJECT: Request for Proposals for Civic Center Master Plan Consultant Services

Dear Bryce and Selection Committee:

Modernizing your Civic Center through a new master plan will mark an important milestone in Gilroy's history, offering the city's staff and citizens a central location that supports not only civic services but a community-wide sense of belonging. We are grateful for the chance to collaborate with your team on this important effort and to assist you in seeing the project to completion.

Over the past thirty years, EMC has built a trusted working relationship with the City of Gilroy. And for almost a decade, ELS and EMC Planning Group have enjoyed working together to help cities and communities achieve long-term planning goals through master plans and related efforts. Together, the ELS/EMC team brings architectural, master planning, and CEQA experience, combined with nuanced local knowledge and a history of effective community outreach. Joining us is a talented and experienced team of consultants including SWA Group and Tramutola. The internationally recognized SWA Group brings an award-winning team of landscape architects with a gift for establishing a sense of place; their understanding of civic design and local plant knowledge will help ensure that the Gilroy Civic Center is a year-round model of gracious, sustainable beauty. Larry Tramutola is recognized as one of the country's leading figures in community engagement, political strategy, and crafting tax measures that can get passed. He has worked collaboratively with clients to plan for and win 400+ local tax elections that have produced well over \$50 billion in new revenue for community facilities, services, and programs around California, from civic centers and schools to hospitals and rec centers. Together, our team comprises the leadership needed to guide the city through the processes of community engagement, planning and city council approvals, and project funding and delivery.

Founded in 1967 and headquartered in Berkeley, California, ELS (the firm's legal name) is an award-winning architectural practice with a 57-year tradition in design for the public realm. We are a privately held C Corporation registered in

California, with a board of directors comprising five of the firm's senior design leaders.

Established in 1978 and located in Monterey, EMC is an interdisciplinary land use and environmental planning firm that assists municipalities with a range of consulting services. In its earliest days, EMC wrote EIRs for entities in Monterey County, and since then, the focus has been on supporting cities, counties, and special districts throughout California.

At ELS, we have a passion for designing places that respond to and enliven their surroundings, becoming the heart of the communities they serve. With 200+ design awards to our name, we're proud of our track record of helping communities throughout the Bay Area realize their dreams through the collaborative design of public places. This includes comprehensive and buildable master plans and other design services that help cities articulate and achieve targets for sustainable growth. Regardless of type, our projects inspire renewed civic participation, encourage interaction, and support personal and collective achievement among all users.

We understand that the creation of a Master Plan to modernize Gilroy's Civic Center commences a long-held dream for the City. Fulfilling that dream will involve the collaborative development of a clear vision, an action plan, a timeline, and a financial strategy. When taken together and they are once built out, these components will meet your government's administrative and operational needs while also articulating and supporting the aspirations of the entire Gilroy community (yourself included)!

As our approach will show in detail, we're excited by the many assets of Gilroy's existing civic center and by this project's massive potential. We're ready to focus more deeply with your team on envisioning an ultra-functional, community-oriented site that will streamline civic and administrative operations while also becoming a destination for residents and visitors alike.

The planning and design work of ELS, as the prime consultant, will be supplemented by EMC and the additional subconsultant firms listed later in this response. Together, our team will cover the full range of disciplines called for in the RFP. ELS and any subconsultants performing work for ELS are free of any conflict of interest. ELS acknowledges our review and acceptance of the City's standard agreement. As an ELS principal and a board member, I, David Masenten, am authorized to bind the firm to the provisions of this RFP and any awarded contract. We have received Addendum 1, Addendum 2, and the Question and Answer document.

Thank you for the chance to add to Gilroy's identity through a remarkable new public space.

Sincerely,

ELS Architecture and Urban Design



David Masenten, AIA, LEED AP BD+C
Principal
dmasenten@elsarch.com
510.734.6143

EMC Planning Group



Teri Wissler Adam
Senior Principal
wissler@emcplanning.com
831.649.1799 x203

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Cañada College Kinesiology & Wellness Building | Redwood City, CA

1 + company background

els + E M C

Company Background

ELS ARCHITECTURE AND URBAN DESIGN | Prime

Founded in 1967 and headquartered in Berkeley, California, ELS is an award-winning architectural practice with a 57-year tradition in design for the public realm. Our firm is a privately held C Corporation registered in California, governed by a board of directors comprising five of the firm's senior design leaders. The firm focuses on public, municipal, historic preservation, sports, recreational, community, educational, adaptive reuse, urban design, retail, and mixed-use projects. With an experienced staff of 40+ professionals, we provide complete architectural services from master planning, programming, and conceptual design through construction administration. Our work also includes site analysis, interior design, integrated sustainable design, LEED and WELL certification, and community outreach. ELS has been honored with nearly 200 design awards with projects recognized by the California Parks and Recreation Society, California Preservation Foundation, The National Trust for Historic Preservation, and AIA California and local chapters. The firm was a recipient of the prestigious AIA California Council Firm Award and has been included in the Architect 50 for many consecutive years. ELS is also regularly included in Architectural Record's Top 300 Architecture Firms.

ELS' approach to master planning unites analytical strength with creative expertise in community engagement, physical planning, building design and sustainability efforts tailored to their context. Most recently we have been working with municipal clients to help them update their physical facilities in ways that respond to the rapidly changing environment for office work and sustainable operations. For efforts like these, our goal is to maximize the value of each dollar spent while extending the impact of operational and managerial staff. In many cases, we develop a thorough and broad-based outreach plan that empowers municipal leaders to fulfill their roles as civic representatives while instilling our planning with the voices of the broadest and most diverse community possible.

Our interest in sustainable design and planning informs our architectural solutions and ensures that sustainability is more than merely a check mark in the process; rather, it is a significant design goal that shapes our creative process. ELS initiates each project with the belief that environmentally sensitive design results in quality projects that bring long-term benefits. We integrate holistic thinking to our master-planning process, with the understanding that building, landscape, circulation, transit/parking, and connectivity all play a role in supporting one another and in long-term resilience.

EMC PLANNING GROUP | CEQA Consulting

EMC Planning Group is an interdisciplinary land use and environmental planning firm that has assisted cities, counties, and special districts with environmental and planning consulting services for the past 46 years. Established in 1978, EMC Planning Group began writing EIRs for Monterey County, and over the past 46 years has grown to provide a wide variety of planning and environmental services.

The firm's environmental staff assists public agencies with preparation of environmental documentation in compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), obtaining various regulatory permits from regional, state, and federal agencies for capital improvement projects, and conducting technical site assessments. Our land use planners not only provide support to public agency planning departments by reviewing and processing development project applications ranging from conditional use permits to large annexations and subdivisions, but are also capable of providing long-range planning services such as preparing general plan updates and implementation measures, specific plans, master development plans, housing element updates and pro housing designations, and are experienced with grant writing for public improvement projects.

SWA GROUP | Landscape Architecture

Founded in Northern California, SWA is a global leader in landscape architecture, planning, and urban design. Over our 67-year history, we have maintained a passion for imaginative, solution-oriented design that enhances land, cities, and people's lives. Our work covers a broad range of market sectors and includes hundreds of master planning and civic projects. With over four decades of collaboration, we have successfully completed many projects with ELS.

We believe successful master plans carefully consider the unique characteristics of each site and community. We design frameworks that encompass ecological, social, and economic insights. Throughout each project stage, we keep our eye on the prize—valuable, stunning, high-performing places that start strong and grow better over time.

SWA operates across eight studio-based offices with 250 talented team members. We are led by an Executive Committee and managed by two Co-CEOs and a CFO, with each studio overseen by a Managing Principal. Our projects are principal-led, with involvement from inception to completion.

TRAMUTOLA | Tax Bond Strategy

About Tramutola LLC Established over thirty years ago to help public entities plan for and pass bond and parcel tax measures, Tramutola is regarded as the premier tax election strategist in the state. We provide specialized advice related to tax election feasibility, timing and sequencing of elections, planning, and communications that build community support. Tramutola has helped public agencies of all sizes and demographic profiles pass local revenue measures, some, multiple times. We are known for our effective strategies, grassroots approach to community outreach, and most importantly, thoughtful and candid political advice.

Tramutola has worked collaboratively with our clients to plan for and win over 400 local tax elections in California that have produced well over \$50 billion in new revenue for community facilities (schools, hospitals, recreation centers, senior centers, services, and programs). As a small firm, we intentionally limit the number of clients we accept, as we recognize that each client has unique challenges. We have learned that success, especially when super majority votes are required, demands individualized attention and often training of local citizens. The strategies Tramutola develops are always customized to meet each clients' unique needs. We are adept at navigating complex scenarios or the presence of organized opposition. We think strategically and encourage public entities to take a long-term view of success. As a result, most of our clients are repeat clients who desire our specialized approach.

HAYAT BROWN | Financing Strategy

Hayat Brown is a national engineering, advisory and development firm that helps mission-oriented institutions advance objectives related to the management of their infrastructure and real estate assets. The firm offers a full suite of public-private partnership advisory services to support the analysis, execution, and delivery of complex real estate and infrastructure projects.

Whether delivering a new capital improvement project, adaptively reusing an existing facility, monetizing or recycling an underutilized asset, or revitalizing an under-served community, our experts help clients analyze, evaluate, structure, and execute transactions from concept and valuation through procurement and negotiation.

Our professionals craft single asset or portfolio-wide real estate repositioning strategies that are not just aspirational but executable and underpinned by rigorous market and financial feasibility analyses.

Our experts understand the criticality of strong program and asset management during operations to monitor performance, address challenges, and leverage opportunities. We can assist with cash flow analyses, conduct financial and transaction restructuring, and provide expert witness support.

HEXAGON | Traffic Consulting

Hexagon Transportation Consultants, Inc. was founded in 1998 in San Jose, California with the goal of providing quality, professional transportation consulting services to private and public entities. Hexagon provides services in all major aspects of transportation planning and traffic engineering.

Hexagon has completed transportation analysis for various projects throughout Gilroy since the early 2000s. With the opening of our Gilroy office in 2005, Hexagon has completed over 100 transportation studies for private developments as well as public projects in Gilroy, ranging from small to major land development projects to specific area plans, interchange studies, new roadway connections, and the completion of the traffic impact analysis for the 2040 General Plan, adopted in November 2020. We have completed design work for numerous projects in Gilroy, including traffic signal improvements at five locations, about three miles of new bike lane striping, a button-activated flashing beacon crosswalk system, school crosswalk improvements at 15 different locations, school zone flashing beacon systems at eight different schools, and new ADA curb ramps at 16 intersections in school zone areas.

BKF ENGINEERS | Civil Engineering & Land Survey

BKF provides civil engineering, land surveying, land planning services, and funding resources for government agencies, institutions, developers, design professionals, contractors, school districts, and corporations. BKF's decades of engineering, surveying, and planning experience is evident in our legacy projects throughout the West Coast. By leveraging our diverse project portfolio in combination with innovative design solutions, BKF's team of more than 500 experienced staff is dedicated to successfully delivering sustainable and dynamic projects for our communities and partners.

BKF offers experienced and available team members who work seamlessly with large and small Municipal Public Works departments. Our extensive knowledge encompasses a comprehensive and detailed understanding of the various services, infrastructure, and development needs that communities require. Relevant experience includes: Downtown Monterey Road Rehabilitation and Egleberry & 7th Parking Lot in Gilroy; civic center master plans for Campbell, Cupertino, Santa Clara County, and Foster City; Los Altos Community Center Master Plan;

San Bruno Master Plan; Brentwood Innovation Center Master Plan with ELS; and Terra Linda Park & Community Center Master Plan in San Rafael.

BRIGHTWORKS | LEED Consulting

Founded in 2001, the same year as the launch of the LEED green building rating system, Brightworks Sustainability has since maintained a position of leadership in the sustainable design, construction, operation, and maintenance of real estate assets. Brightworks is recognized as a LEED Proven Provider by the U.S. Green Building Council, and the firm routinely navigates complex LEED certification management scopes for municipal clients throughout California and beyond. Brightworks has 57 staff, more than 20 of which operate as broad-based sustainability project managers to manage LEED, as well as other green building programs.

Brightworks offers deep experience and time-tested approaches to leading project teams through a certification process. In our 23-year history, we have managed the successful certification of over 600 LEED projects. Our clients appreciate our approach to leading teams to set clear goals, identifying practical strategies to achieve them, and providing the content-expertise and project management follow-through needed to support and document those strategies and achieve successful certification. Our approach has proven successful for public clients especially, who are frequently charged with setting a positive example for their citizens on tight budgets. Having an experienced green building consulting partner is key to managing risk and uncertainty, as rating systems like LEED continue to raise the bar for sustainability performance.

PRESERVATION ARCHITECTURE | Historic Resources

Mark Hulbert is the sole proprietor of his firm, Preservation Architecture. He brings extensive experience in the planning, design, evaluation and interpretation of architectural, historical, and cultural resources. As a registered architect and a certified architectural conservator with a career-long dedication to existing and historic buildings, he provides detailed and hands-on direction and assistance to building rehabilitation and preservation efforts. He focuses on delivering an independent and distinctly balanced approach to the complex issues surrounding existing and historic sites and buildings. He has been based in Oakland since 2002, with projects throughout the greater San Francisco Bay Area. His professional qualifications exceed the Secretary of the Interior's Professional Qualifications Standards in the fields of Historic Architecture, Architecture and Architectural History, and he is listed by the State of California Historical Resources Information System (CHRIS) as a qualified historical architect and historic preservation consultant. Mark holds a Certificate in

Architectural Conservation from UNESCO's International Centre for the Conservation and Restoration of Cultural Property (ICCROM) in Rome, Italy. He has been a California-registered architect since 1989.

FORELL/ELSESSER | Structural Engineering

Established in 1960, Forell Elsesser Structural Engineers (F/E) is one of the most active structural and earthquake engineering firms in the Western U.S., known for providing innovative, customized solutions across all product types. F/E was a pioneer in seismic base isolation systems now common today and is a leader implementing new strategies such as buckling restrained-braced frames, passive damped systems, and mass timber as a structural and aesthetic design solution. F/E is committed to building stronger, more resilient communities through sustainable and innovative structural design. F/E focuses on creating safe, long-lasting structures that enhance the well-being of people they serve. By integrating advanced seismic technologies and pioneering new ideas, we ensure that our designs contribute to the vitality and sustainability of the communities we work with, making a lasting positive impact.

GUTTMANN & BLAEVOET | MEP ENGINEERING

Guttman & Blaevoet has provided continuous engineering services to architects and building owners for over 60 years. Our team of 42 consists of licensed and certified mechanical, electrical, and plumbing engineers, lighting designers, low voltage experts, controls specialists, energy/carbon analysts, and commissioning providers.

Guttman & Blaevoet has completed 100+ facility assessments, master plans, and design for cities, counties, and other public agencies for a wide variety of program spaces, including administration offices, essential services, public safety buildings, health and wellness centers, libraries, community centers, as well as recreation facilities and parks.

The proposed team consists of Mechanical Engineer, Gurdaver Singh, PE, LEED AP, who has 30+ years of experience in HVAC, plumbing, and fire protection systems, and Electrical Engineer, Mark Brown, PE, who has 25 years of industry experience in power, lighting, low voltage, and fire alarm systems.

CUMMING | Cost Estimating

Cumming Management Group, Inc. (Cumming Group) is a privately held corporation founded in California in 1996. Cumming Group is a leader in providing project consulting services to the A/E/C industry, including cost and project management, planning and scheduling, and construction dispute resolution. Cumming Group has grown to more than 2,000 team members within 50+ offices globally—including many

of the brightest minds in the industry. Cumming Group is passionate about helping its clients execute large scale, complex projects on-time and within budget. Services are specifically tailored to each client's needs and add meaningful value at every step of a project's development. Drawing on deep expertise in the communities and sectors they serve, Cumming Group anticipates and solves problems, delivers solutions, and drives results.

For this project, Cumming Group will serve as cost consultant. Cumming Group's cost team is one of the largest providers of cost estimating and management services in the U.S., including a skilled team of in-house MEP cost specialists. Cumming Group works on more than 400 estimates each month, delivering unparalleled experience in this discipline. Core cost management services include budgeting, milestone cost estimating, value analysis, cost validation, peer review, and change order evaluation. Cumming Group has completed more than 2,100 projects for city- and county-operated facilities. These projects have involved parks, public spaces, city halls, civic centers, police/fire facilities, libraries, offices, community centers, animal shelters, transit centers, operations and maintenance facilities, and public works, among others.

CALIFORNIA CONSULTING | Grant Writing

California Consulting a full-service grant writing firm has offices in Central and Southern California. Our team has experts in the fields of grant research and identification, preparing comprehensive and concise grant application packages, submitting grants, and post submission follow-up.

With over 200 years of cumulative experience our assertive grant writers have a proven track record of success and have mastered their skills of identifying, researching, and obtaining funding for significant projects at every level of government. Our grant writers are diligent and stay current on every Federal, State, and private grant available on a myriad of different topics and public policy areas. Our team has written over 1000 competitive successful grant applications that have been awarded.



Cañada College Kinesiology & Wellness Building

ELS ORGANIZATION

BOARD OF DIRECTORS: FIRM GOVERNANCE



Gerald Navarro
AIA
Director of Operations
and CFO
Principal



Kim-Van Truong
AIA, LEED AP BD+C, Assoc DBIA
Principal



Clarence D. Mamuyac, Jr.
FAIA, LEED AP BD+C
President/CEO



David Masenten
AIA, LEED AP BD+C
Director of
Mixed-Use Practice
Principal



William Gordon
AIA, LEED AP BD+C
Director of Interior
Architecture
Principal

PRINCIPALS AND ASSOCIATE PRINCIPALS



Anthony Grand
AIA, LEED AP BD+C
Design Director
Associate Principal



Christopher Jung
Assoc. AIA, LEED AP
Design Director
Associate Principal



Kenneth M. Loretto
AIA, LEED Green Associate
Design Director
Associate Principal



Lauren Wynveen
AIA
Urban Designer
Associate Principal



Kenneth Hasegawa
AIA
Principal Designer
Principal



Susan Vutz
AIA, LEED AP, DBIA
Project Manager
Associate Principal



Jeffrey Zieba
AIA, CASp, LEED AP
Resource Principal
Principal

DIRECTORS



Diana Banh
Director of Marketing
and Communications



Cheri Lafontaine
Director of
Administration

SPECIALISTS



Jose Rodriguez
Assoc. AIA
Visualization Designer and
Spanish Outreach Specialist
Designer



Dana Vollmer-Grant
Assoc. AIA, WELL AP, CBSM
5x Olympic Gold Medalist
Wellness and Recreation
Programming Leader
Associate



Tracy Chan
Assoc. AIA
BIM Resource and
Computational Design
Leader
Senior Associate



Marc A. Chu
Architect, LEED AP
Construction Administration
Specialist
Senior Associate



Antonia Bowman
AIA, LEED AP BD+C, Assoc DBIA
Construction Administration
Specialist
Senior Associate



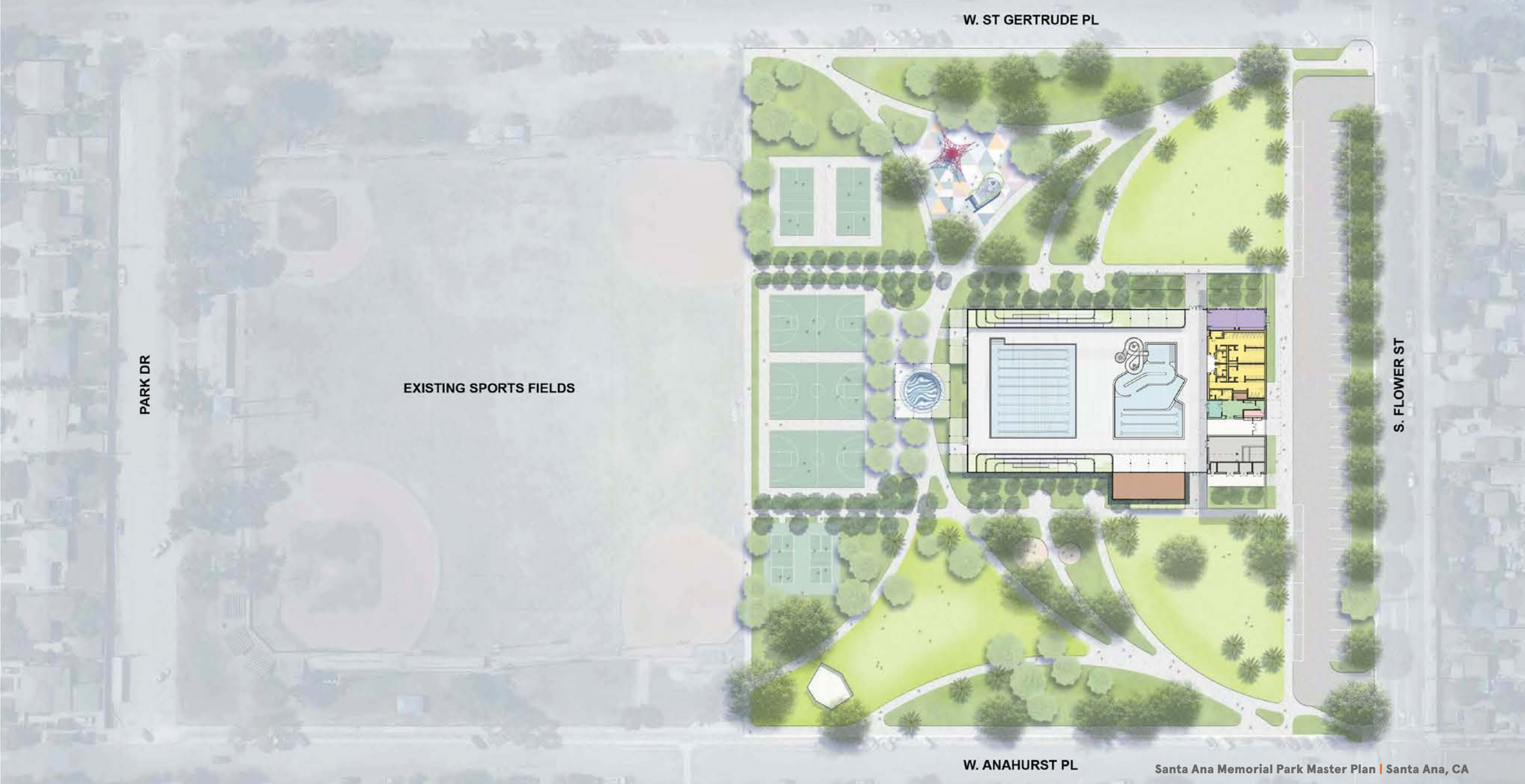
Beckie Denio
AIA, LEED AP
Project Manager
Senior Associate



Dana Bazzi
Project Manager
Senior Associate

please see elsarch.com/people for full staff list





2 + company and project team qualifications





Millbrae Recreation Center | Millbrae, CA

2a

+ qualifications and related experience
of personnel who will perform work

els +   

Project Team Organizational Chart



City of Gilroy



Larry Tramutola
Lead Tax Bond Strategist
Tramutola Consulting
75%



Teri Wissler Adam
Environmental Consultant
EMC
80%



David Masenten
AIA, LEED AP BD+C
Principal-in-Charge/PM
ELS
80%



Marco Esposito
PLA, ASLA
Principal Landscape Architect
SWA
75%



Jose Rodriguez
Assoc. AIA
Designer/Spanish Language
Outreach Specialist
ELS
80%



Lauren Wynveen
AIA
Urban
Designer
ELS
100%



Kenneth Hasegawa
AIA
Design
Principal
ELS
80%



Susan Vutz
AIA, LEED AP, DBIA
Project
Architect
ELS
75%



Clarence D. Mamuyac, Jr.
FAIA, LEED AP BD+C
Principal for
Sports & Rec
ELS
50%



Dana Vollmer-Grant
Assoc. AIA, WELL AP, CBSM
Sports, Rec & WELL Programmer/
Comm. Outreach Specialist
ELS
75%

CONSULTANTS

Tax Bond Strategy
Larry Tramutola
Tramutola Consulting

Financing Strategy
Jenifer Boss
Hayat Brown

Landscape Architecture
Marco Esposito, RLA
SWA Group

Environmental/CEQA
Teri Wissler Adam
EMC

Traffic
Jeffrey A. Elia, P.E.
Hexagon Transportation
Consultants

Historic Preservation
Mark Hulbert
Preservation Architecture

Cost Estimating
Nick Mata, CPE
Cumming Group

Civil
Eric Girod, PE, LEED AP
BKF

Structural Engineering
Allen Nudel, SE, DBIA
ForeIII Elsesslor

MEP
Gurdaver Singh, PE, LEED AP
Guttman & Blaevoet

LEED
**Lauren Fakhoury, LEED AP
BD+C, LEED AP O+M**
Brightworks Sustainability

Grant Writing
David Marquez
California Consulting

ELS FIRM DIVERSITY + JUST ORGANIZATION

ELS is a minority-owned business, and our ownership includes both minority and women partners as well as management at senior levels. ELS is the very first organization in California to be named a JUST 2.0 organization by the International Living Future Institute; the JUST label represents our commitment to social equity, transparency, and diversity in our practice. With our diverse staff of designers, we are committed to diversity in our business practices particularly as it reflects the communities that we serve.



dmasenten@elsarch.com

David Masenten, AIA, LEED AP BD+C
PRINCIPAL IN CHARGE/PROJECT MANAGER

David is a **Principal** at ELS and has extensive experience designing large, multi-use projects that incorporate the best green practices. David manages the on-call contracts for the cities of Berkeley, Oakland, San Jose, Millbrae, Hollister and Hercules in California, as well as San Mateo County in California, which have included a wide range of projects including new community and recreation centers, historic renovations, fire station remodels, emergency housing, parking structures, urban design/planning, parks and open space and safety improvements. His additional project experience includes high-rise commercial and residential buildings, large-scale urban master planning and urban design, town planning, commercial tenant fit-out for national retailers, and corporate interiors for international companies. David has worked on numerous complex projects that involve lengthy and challenging approvals requiring political outreach and public sensitivity. He has also worked strategically with developers to create economic strategies for long-term planning scenarios.

EDUCATION

Masters in City Planning,
 Massachusetts Institute of
 Technology

BFA, B.Arch, Rhode Island
 School of Design

**PROFESSIONAL
 REGISTRATION**

CA Architect C 29921

AFFILIATIONS

MEMBER, SPUR

Member, ICSC

**TIME DEVOTED TO
 PROJECT**

80%

RELEVANT PROJECTS

- **NewPark Specific Plan** | *City of Newark* | Newark, CA
- **Newark Civic Center Concept** | *City of Newark* | Newark, CA
- **Marana Town Center Master Plan** | *Tucson Urban* | Marana, AZ
- **Cupertino Housing Element** | *EMC Planning* | Cupertino, CA
- **Greentree Urban Design Services** | *EMC Planning* | Vacaville, CA
- **Objective Design & Development Standards** | *EMC Planning* | Fairfax, CA
- **Belvedere Housing Element Assistance** | *EMC Planning* | Belvedere, CA
- **Downtown Dublin Preferred Vision** | *City of Dublin* | Dublin, CA
- **Project Elevate Retail Mixed-Use Master Plan** | *City of Elk Grove* | Elk Grove, CA
- **Third Street Bloomington Mixed-Use Retail District** | *Trinitas* | Bloomington, IN
- **AEG Mixed-Use and Entertainment District at Nashville Yards** | *AEG* | Nashville, TN
- **On-Call Services: Malonga Casquelourd Center for the Arts Feasibility Study** | *City of Oakland* | Oakland, CA
- **Fremont Bank Headquarters** | *Fremont Bank* | Fremont, CA
- **Park Meadows Mall and Parking Garage** | *Brookfield* | Lone Tree, CO
- **University Town Center East** | *Benderson* | Sarasota, FL
- **Hillsdale Shopping Center North Block** | *Bohannon Development Corporation* | San Mateo, CA
- **Tempe Mixed Use** | *Catellus* | Tempe, AZ
- **On-Call Services: Fire Station #2 Remodel Project** | *City of Berkeley* | Berkeley, CA
- **On-Call Services: Fire Station #6 Remodel** | *City of Berkeley* | Berkeley, CA
- **San Mateo City Hall Office TI** | *City of San Mateo* | San Mateo, CA
- **On-Call Services: Harrison Restrooms** | *City of Berkeley* | Berkeley, CA
- **On-Call Services: Fire Department EOC** | *City of Berkeley* | Berkeley, CA
- **On-Call Services: Evans Lane Emergency Interim Housing** | *City of San Jose* | San Jose, CA
- **Rossmoor Community Facilities Master Plan** | *Golden Rain Foundation* | Walnut Creek, CA
- **Ohlone College District Facilities Master Plan** | *Ohlone College* | Fremont, CA
- **53rd Street District Mixed-Use Master Plan** | *University of Chicago* | Chicago, IL
- **Dublin Station Apartments** | *Invesco* | Dublin, CA



khasegawa@elsarch.com

Kenneth Hasegawa, AIA, NCARB
DESIGN PRINCIPAL

Kenneth is a **Principal** at ELS and returned to the firm in 2023, working with the firm’s leadership and talent to broaden the firm’s coverage on California assignments and add to the firm’s design voice and dialogue.

Kenneth is an architect with a multifaceted approach to form and place – one that balances the unique qualities of each project’s context with simple and elegant design solutions. He first joined ELS in 2012, and collaborated on the firm’s notable projects such as the UC Berkeley Legends Aquatic Center, USC Uytengsu Aquatics Center, and Hillsdale Shopping Center. He is now leading two aquatic center designs: a \$22MM project for the City of Santa Ana and concepts for a \$30MM project for the City of Alameda.

Before rejoining ELS, he helped shape prominent cultural, multi-use and residential projects at Michael Maltzan Architecture in Los Angeles; Kengo Kuma & Associates in Tokyo; and PARA Project in New York.

EDUCATION

Master of Architecture
 with Distinction, Harvard
 Graduate School of Design

Bachelor of Arts in
 Architecture with Highest
 Honors, UC Berkeley
 College of Environmental
 Design

**PROFESSIONAL
 REGISTRATION**

CA Architect License C
 40341

**AFFILIATIONS/
 ACHIEVEMENTS**

Araldo A. Cossutta Prize
 for Design Excellence,
 2018, Harvard Graduate
 School of Design

**TIME DEVOTED TO
 PROJECT**

80%

RELEVANT PROJECTS

- **Mueller Town Center Master Plan** | *Catellus* | Austin, TX
- **City Aquatics Center** | *City of Alameda* | Alameda, CA
- **Santa Ana Memorial Park Aquatics Center & Master Plan** | *City of Santa Ana* | Santa Ana, CA
- **Hillsdale Shopping Center North Block** | *Bohannon Development Corporation* | San Mateo, CA
- **California Legends Aquatic Training Center** | *UC Berkeley* | Berkeley, CA
- **Mo’ili’ili Gateway** | *GGP* | Honolulu, HI
- **Uytengsu Aquatics Center** | *University of Southern California* | Los Angeles, CA
- **Hellman Tennis Center** | *UC Berkeley* | Berkeley, CA
- **Fremont Indoor Sports Center** | *City of Fremont* | Fremont, CA



cmamuyac@elsarch.com

Clarence D. Mamuyac, Jr., FAIA, LEED AP BD+C, NCARB PRINCIPAL FOR SPORTS AND RECREATION

Clarence D. Mamuyac, Jr. serves as **President/CEO** of ELS. He joined ELS in 1983 and brings over 35 years of experience in community, recreation, sports, aquatics, and education projects to his assignments. Clarence is a national leader in sports and recreation design, and he has a strong interest in assisting and guiding complex client groups through a process of workshops and engagement that helps them achieve clear direction and decision-making power through a transparent, consensus-based building process. Clarence's portfolio includes award-winning community design projects for dozens of municipalities throughout Northern California including Millbrae, Redwood City, Mountain View, Elk Grove, Oakland, Santa Clara, Morgan Hill, and Fremont, as well as venues for some of the best known schools in the PAC 12 conference—UC Berkeley, Stanford University, and USC.

As President/CEO, Clarence has led ELS to a consistent presence over the past several years among the Architect 50, which ranks the nation's top firms for Design, Sustainability and Business. His work has been published in Architectural Record, Progressive Architecture, and Architect, and his projects have been honored by the AIA, Athletic Business, and CPRS.

EDUCATION

M.Arch with Distinction,
UC Berkeley

B.A. in Architecture and
Landscape Architecture,
UC Berkeley

First Prize, Thomas
D. Church Design
Competition, UC Berkeley
CED

PROFESSIONAL REGISTRATION

CA Architect C 19182

CA Landscape Architect
3617

AFFILIATIONS/ ACHIEVEMENTS

Chair, Dean's Advisory
Council, UC Berkeley CED

Fellow, AIA

John S. Bolles, FAIA Fellow,
AIA California

AIA California Council,
Director, 2002 - 2003;
Urban Design Committee,
2004 - 2005; Monterey
Design Conference
Committee, 2004 - 2005

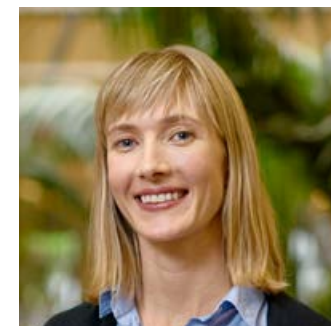
AIA East Bay, President,
2003; Director, 2000-2003

TIME DEVOTED TO PROJECT

50%

RELEVANT PROJECTS

- **Newark Civic Center Concept** | *City of Newark* | Newark, CA
- **Berkeley High School Renovation** | *Berkeley USD* | Berkeley, CA
- **Morgan Hill Aquatics Center** | *City of Morgan Hill* | Morgan Hill, CA
- **Church Street Plaza** | *Arthur Hill & Co* | Evanston, IL
- **Athletics Region Master Plan** | *Stanford University* | Stanford, CA
- **Elk Grove Civic Aquatics Center** | *City of Elk Grove* | Elk Grove, CA
- **Mission Inn Hotel & Spa** | *Carley Capital Group* | Riverside, CA
- **East Oakland Sports Center** | *City of Oakland* | Oakland, CA
- **California Legends Aquatic Training Center** | *UC Berkeley* | Berkeley, CA
- **Wally Pond Irvington Community Center** | *City of Fremont* | Fremont, CA
- **First Presbyterian Church of Berkeley** | *First Presbyterian Church* | Berkeley, CA
- **North Portland Aquatic Center** | *City of Portland* | Portland, CA
- **Placentia Community Center Concept** | *City of Placentia* | Placentia, CA
- **Veterans Memorial Senior Center & Joint YMCA** | *City of Redwood City* | Redwood City, CA
- **International Swimming Hall of Fame** | *City of Santa Clara* | Santa Clara, CA
- **Balboa Park Pool** | *City & County of San Francisco* | San Francisco, CA
- **Career Education Complex Concept** | *San Jose City College* | San Jose, CA
- **Simpkins Family Swim Center** | *City of Santa Cruz* | Santa Cruz, California



lwynveen@elsarch.com

Lauren Wynveen, AIA URBAN DESIGNER

Lauren is an **Associate Principal** at ELS. Since joining ELS in 2013, Lauren has led project teams on a variety of projects, including civic, educational, historic, mixed-use, planning, and retail centers, and has experience in residential building design as well. Lauren strongly believes that good, thoughtful design can substantially improve the environment.

Lauren is an accomplished designer who considers her client first, listening carefully to their voice and values. She then synthesizes the information quickly into plan options and 3D visualizations for client review and input. Lauren works at many phases of the design process, including feasibility studies and master planning, bringing her creative talents in both conceptual and technical phases to a variety of projects. Lauren was an integral designer on the new mixed use and residential development designed for the University of Indiana at Bloomington, leading community workshops and production of drawings. As lead designer for the renovation of Lisser Hall at Mills College, Lauren developed the design for the new outdoor deck/event space and facilitated the creek permit approval process with the city of Oakland. She was also responsible for the successful and invisible integration of new building systems into the structure's historic fabric.

RELEVANT PROJECTS

- **Marana Town Center Master Plan** | *Tucson Urban* | Marana, AZ
- **Downtown Dublin Preferred Vision** | *City of Dublin* | Dublin, CA
- **City of Brentwood Innovation Center** | *City of Brentwood* | Brentwood, CA
- **Project Elevate Retail Mixed-Use Master Plan** | *City of Elk Grove* | Elk Grove, CA
- **Third Street Bloomington Mixed-Use Retail District** | *Trinitas* | Bloomington, IN
- **NewPark Specific Plan** | *City of Newark* | Newark, CA
- **Austin Energy Corporate Headquarters** | *Catellus* | Austin, TX
- **San Mateo City Hall Office TI** | *City of San Mateo* | San Mateo, CA
- **Dublin SCS Property** | *City of Dublin* | Dublin, CA
- **Fremont Bank Headquarters** | *Fremont Bank* | Fremont, CA
- **Del Monte Center Retail Redevelopment** | *American Assets Trust* | Monterey, CA
- **Greentree Urban Design Services** | *EMC Planning* | Vacaville, CA
- **53rd Street District Mixed-Use Master Plan** | *University of Chicago* | Chicago, IL
- **Housing Element Assistance** | *City of Larkspur* | Larkspur, CA
- **On-Call Services: Emergency Interim Housing at E-Lot** | *City of San Jose* | San Jose, CA
- **Ohlone College District Facilities Master Plan** | *Ohlone College* | Fremont, CA
- **Plaza West Covina** | *Starwood* | West Covina, CA

EDUCATION

B.Arch with Highest
Distinction, UC Berkeley

PROFESSIONAL REGISTRATION

CA Architect C 36356

AFFILIATIONS/ ACHIEVEMENTS

TAP & Leadership
Scholarship Application
Evaluator, UC Berkeley
Alumni Association,
2015-Present

Habitat Restoration,
HandsOn Bay Area,
2018-Present

Home Tour Docent, AIA
East Bay, 2013-Present

Mentor, Fam1st
Architecture Summer
Camp, 2018-2019

Home Tour Docent,
AIA San Francisco,
2015-Present

TIME DEVOTED TO PROJECT

100%



svutz@elsarch.com

**Susan Vutz, AIA, LEED AP, DBIA
PROJECT ARCHITECT**

Susan is an Associate Principal at ELS. She joined the firm in 2015 and is skilled in all project phases, from site feasibility and green building practices to design, entitlements, construction documents, and construction administration. Her ability to understand complex project requirements and knowledge of sustainable construction practices makes her a key member of every team.

Susan was the project manager for the Kinesiology & Wellness Center at Cañada College for the San Mateo County Community College District. For this complex structure, she completed an extensive DSA review including multiple meetings with DSA and their third-party reviewer, routinely leading design review meetings for up to 20 consultants and clients.

As an adjunct faculty member at Diablo Valley College in the Contra Costa Community College District, Susan has taught classes in construction detailing and materials, working drawings, and green buildings.

RELEVANT PROJECTS

- **Ohlone College District Facilities Master Plan** | *Ohlone College* | Fremont, CA
- **On-Call Services: Mental Health Services Offices Renovation** | *City of Berkeley* | Berkeley, CA
- **Cañada College Kinesiology & Wellness Center** | *San Mateo CCD* | Redwood City, CA
- **Veterans Memorial Senior Center & Joint YMCA** | *City of Redwood City* | Redwood City, CA
- **Balboa Park Pool** | *City & County of San Francisco* | San Francisco, CA
- **Lisser Hall** | *Mills College at Northeastern University* | Oakland, CA
- **California Legends Aquatic Training Center** | *UC Berkeley* | Berkeley, CA
- **Universal Locker Room** | *UC Berkeley* | Berkeley, CA
- **Fremont Bank Headquarters** | *Fremont Bank* | Fremont, CA
- **Orange Memorial Park Aquatic Center** | *City of South SF* | South San Francisco, CA
- **Piedmont Community Pool** | *City of Piedmont* | Piedmont, CA
- **Crane Cove YMCA** | *YMCA of San Francisco* | San Francisco, CA
- **South Oxnard Aquatics Center** | *City of Oxnard* | Oxnard, CA
- **Rugby Clubhouse** | *St. Mary's College* | Moraga, CA
- **Canyonview Aquatic Center** | *UC San Diego* | San Diego, CA
- **Diego Rivera Theater Concept** | *City College of San Francisco* | San Francisco, CA
- **Downtown Oakland YMCA Locker rooms** | *City of Oakland* | Oakland, CA
- **North Portland Aquatic Center** | *City of Portland* | Portland, OR
- **On-Call Services: Littlefield Concert Hall Elevator** | *Mills College at Northeastern University* | Oakland, CA
- **On-Call Services: Art Museum Accessible Path** | *Northeastern* | Oakland, CA
- **On-Call Services: Carnegie Hall Steam Repair** | *Northeastern University* | Oakland, CA

EDUCATION

M.Arch, UC Berkeley

B.S. in Architecture, Cal Poly San Luis Obispo

PROFESSIONAL REGISTRATION

CA Architect C 16975

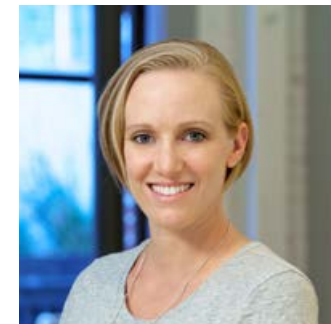
AFFILIATIONS/ ACHIEVEMENTS

DBIA Member, with Certification

Adjunct Faculty Member, Diablo Valley College

TIME DEVOTED TO PROJECT

75%



dvollmer-grant@elsarch.com

**Dana Vollmer-Grant, Assoc. AIA, WELL AP, CBSM,
5x Olympic Gold Medalist
SPORTS, RECREATION, AND WELL PROGRAMMER, COMMUNITY
OUTREACH SPECIALIST**

Dana Vollmer-Grant is an Associate at ELS and a Programming Specialist for our sports and recreation projects. She brings a wealth of relevant experience as one of the most gold-medaled female USA Olympians of all time, with five Olympic gold medals. She is currently ranked fourth.

At ELS, Dana works with clients on design ideas to fit their specific athletic programming needs. She draws on her sports background in swimming, basketball, and volleyball to work through diagrams that optimize space, pedestrian traffic, and usability while incorporating the lesser-known traits that make a facility favored by competitors of any caliber. As a mother, she also has user insight into design practices that help sports camps, youth lessons, and programming features cover the widest possible programming spectrum.

Dana's Olympic career began in 2004 at the Athens Olympics, where she won gold as part of the world record-setting 4x200-meter freestyle relay. In 2012 she won three gold medals while setting two world records at the London Olympics. After having her first child in 2015, Dana returned to the pool and quickly regained her place among the top swimmers in the world. At the 2016 Olympics in Rio, she won bronze in the 100-meter butterfly, silver and an American Record in the 4x100-meter freestyle relay, and gold in the 4x100-meter medley relay. Her gold in the 2016 Olympics is the USA Swimming's first ever gold medal won by a mother.

As a WELL-accredited professional, she draws on her training in WELL Building strategies and Community-Based Social Marketing to ensure that each space designed by ELS is able to inspire and ensure repeated visits over many years while optimizing occupant health.

RELEVANT PROJECTS

- **Santa Ana Memorial Park Aquatics Center & Master Plan** | *City of Santa Ana* | Santa Ana, CA
- **Cañada College Kinesiology & Wellness Center** | *San Mateo CCD* | Redwood City, CA
- **North Portland Aquatic Center** | *City of Portland* | Portland, CA
- **New Miwok Center for Wellness & Recreation** | *College of Marin* | Novato, CA
- **City Aquatics Center** | *City of Alameda* | Alameda, CA
- **Osher Marin JCC Aquatics Master Plan** | *Osher Marin JCC* | San Rafael, CA
- **Rengstorff Park Aquatics Center** | *City of Mountain View* | Mountain View, CA
- **Orange Memorial Park Aquatic Center** | *City of South SF* | South San Francisco, CA
- **Santa Rosa Junior College Athletics Complex** | *Sonoma County Jr College District* | Santa Rosa, CA
- **Piedmont Community Pool** | *City of Piedmont* | Piedmont, CA
- **South Oxnard Aquatics Center** | *City of Oxnard* | Oxnard, CA
- **Canyonview Aquatic Center** | *UC San Diego* | San Diego, CA
- **Cal Women's Basketball Locker Room Renovation** | *UC Berkeley* | Berkeley, CA
- **Irvin Deutscher Family YMCA** | *YMCA of the East Bay* | Pleasant Hill, CA

EDUCATION

B.A. in Anthropology, UC Berkeley

AFFILIATIONS/ ACHIEVEMENTS

3x Olympian representing the United States (2004, 2012, 2016)

7x Olympic medalist: 5 gold, 1 silver, and 1 bronze

35 international medals

Competed in 100+ different aquatics facilities in 17 different countries

Speaker & Workshop Facilitator developing athletes' sense of self to embrace uniqueness, build confidence, and reach goals on their own terms.

Keynote speaker at the WELL Conference | 2024

Keynote speaker at the CW3 Confidence Summit | 2021

Keynote speaker at the WIN (Women in Negotiation) Summit | 2020

TIME DEVOTED TO PROJECT

75%



jrodriguez@elsarch.com

Jose Rodriguez, Assoc. AIA
DESIGNER, SPANISH LANGUAGE OUTREACH SPECIALIST

Jose joined ELS in 2021 as a **Designer**. He has worked on a variety of projects including the South Oxnard Aquatics Center, the South San Francisco Orange Park Aquatics Center, the East Los Angeles Community College Aquatic Center Concept, and the Foster City Recreation Community Facility Concept. Jose’s graphic communication skills include creating professional renderings, 3D models, inspiration boards, and visual communication diagrams. He uses Revit and the Adobe suite in his support of the marketing team on project pursuits. He also draws on his fluency in Spanish to communicate effectively with a wider audience. He has been a key member on the South Oxnard aquatic center project, where he is responsible for all Spanish communications with the community.

EDUCATION

B.Arch, University of California, Berkeley

AFFILIATIONS/ACHIEVEMENTS

The Achievement Award Program (TAAP) Scholarship (Awarded by UC Berkeley)

Hispanic Scholarship Fund Scholarship (Awarded by The Hispanic Scholarship Fund)

TIME DEVOTED TO PROJECT

80%

RELEVANT PROJECTS

- **Rossmoor Community Facilities Master Plan** | *Golden Rain Foundation* | Walnut Creek, CA
- **Santa Ana Memorial Park Aquatics Center & Master Plan** | *City of Santa Ana* | Santa Ana, CA
- **Orange Memorial Park Aquatic Center** | *City of South SF* | South San Francisco, CA
- **North Portland Aquatic Center** | *City of Portland* | Portland, CA
- **Piedmont Community Pool** | *City of Piedmont* | Piedmont, CA
- **South Oxnard Aquatics Center** | *City of Oxnard* | Oxnard, CA
- **Downtown Oakland YMCA Locker rooms** | *City of Oakland* | Oakland, CA
- **Eshleman Hall Wudu Accommodations** | *UC Berkeley* | Berkeley, CA
- **Woodlands Mall** | *Brookfield Properties* | Woodlands, TX



EMC PLANNING GROUP INC.
A LAND USE PLANNING & DESIGN FIRM



wissler@emcplanning.com

Teri Wissler Adam
SENIOR PRINCIPAL, ENVIRONMENTAL CONSULTANT

A **Senior Principal** at EMC Planning Group, Teri Wissler Adam joined the firm in 1991. Her area of expertise is in California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) compliance.

Teri directs the CEQA and NEPA compliance projects for the firm. She has been responsible for a large variety of private projects, including residential, commercial, industrial, mixed-use, and large specific plan and general plan projects. She has also managed several projects for public facilities, such as recycled water projects, roadway projects, bikeway projects, bridge projects, elementary schools, high schools, and college campuses, and other public facilities, such as health clinics, landfills, child development centers, and federal research facilities. She has represented public clients throughout Monterey County, San Benito County, Santa Clara County, Merced County, San Luis Obispo County, San Mateo County, Santa Cruz County, and as far south as Los Angeles County.

EDUCATION

B.S. California Polytechnic State University at San Luis Obispo, Business Administration, Concentration in Environmental Management, 1991

AFFILIATIONS/ACHIEVEMENTS

Member, Association of Environmental Professionals

Presenter, CEQA Seminar, Lorman Education Services

Presenter, CEQA Workshop, Association of Environmental Professionals

Contributor, Environmental Mitigation Handbook, California’s Coalition for Adequate School Housing, February 2009

Past Director/President/Newsletter Editor, Monterey Bay Area Chapter, Association of Environmental Professionals

TIME DEVOTED TO PROJECT

80%

RELEVANT PROJECTS

- **Gilroy 2040 General Plan and Program Environmental Impact Report** | *Mintier Harnish* | Gilroy, CA
- **Glen Loma Ranch Specific Plan EIR Addendum** | *City of Gilroy* | Gilroy, CA
- **Gilroy Sports Park Ice Center IS/MND** | *City of Gilroy* | Gilroy, CA
- **Gilroy Sports Park Master Plan EIR** | *City of Gilroy* | Gilroy, CA
- **Project Garlic Industrial Distribution Facility IS/MND** | *City of Gilroy* | Gilroy, CA
- **Gilroy Square Commercial Project IS/MND** | *City of Gilroy* | Gilroy, CA
- **Luchessa Avenue – Holloway Road Industrial Warehouse Project 15183 Consistency Analysis** | *City of Gilroy* | Gilroy, CA
- **951 Renz Lane Industrial Warehouse 15183 Consistency Analysis** | *City of Gilroy* | Gilroy, CA
- **Gilroy Residential Vacant Land Inventory** | *City of Gilroy* | Gilroy, CA
- **Hecker Pass Specific Plan EIR** | *City of Gilroy* | Gilroy, CA
- **Glen Loma Ranch Specific Plan EIR** | *City of Gilroy* | Gilroy, CA
- **Downtown Gilroy Specific Plan IS/MND** | *City of Gilroy* | Gilroy, CA
- **Gonzales Community Center Complex CEQA/NEPA Compliance** | *City of Gonzales* | Gonzales, CA
- **Los Altos Community Center IS/MND** | *City of Los Altos* | Gonzales, CA
- **Santa Clara County Civic Center Relocation CEQA Compliance** | *County of Santa Clara* | San Jose, CA
- **Los Banos Police Station IS/ND** | *City of Los Banos* | Los Banos, CA
- **San Pablo City Hall Specific Plan Amendment and IS/MND** | *City of San Pablo* | San Pablo, CA
- **Rancho Cielo Youth Campus Master Plan EIR** | *County of Monterey* | Unincorporated Monterey County, CA
- **Community Hospital of the Monterey Peninsula Master Plan EIR** | *City of Monterey* | Monterey, CA
- **Monterey Peninsula College Master Plan IS/MND** | *Monterey Peninsula Community College District* | Monterey, CA
- **North Forty Specific Plan EIR** | *Town of Los Gatos* | Los Gatos, CA
- **King City Downtown Addition Specific Plan Amendment and Supplemental EIR** | *Suzie Rava* | King City, CA



sissem@emcplanning.com

Ron Sissem, MRP SENIOR PRINCIPAL, ENVIRONMENTAL CONSULTANT

A **Senior Principal** at EMC Planning Group, Ron Sissem worked for the firm for three years writing environmental impact reports in the 1980s before taking on international assignments with USAID and the World Bank. His international experience includes national resource and protected area management in Mongolia, environmental auditing/impact evaluation to address business development lending risks in Bosnia and Herzegovina, clean technology deployment in India to reduce greenhouse gas emissions, and environmental compliance for USAID-funded economic development projects.

In 2002, Ron returned to EMC Planning Group. His primary responsibilities are to manage large land planning and environmental review projects. He assists public agencies with California Environmental Quality Act (CEQA) compliance for diverse, complex projects; manages preparation of specific plans and general plans; and manages planning and entitlement processes for private clients.

Ron is the firm's climate change/greenhouse gas emissions specialist. He manages climate change impact analyses for CEQA documents, consults local agencies on integrating climate planning strategies/policy/emission reduction measures into advanced planning documents (e.g. general plans and specific plans), and consults developers on climate change mitigation project design.

EDUCATION

M.R.P. University of North Carolina at Chapel Hill, Urban and Regional Planning, 1995

B.S. University of California at Santa Barbara, Geography, 1982

B.A. University of California at Santa Barbara, Environmental Studies, 1982

AFFILIATIONS/ ACHIEVEMENTS

Awards, *City of Salinas Economic Development Element*, 2014

• Outstanding Planning Document-Association of Environmental Professionals (2016)

• Economic Planning and Development Award of Excellence-American Planning Association, California Chapter, Northern Section (2015)

• Economic Planning and Development Award of Merit-American Planning Association California Chapter (2015)

Presenter, Advanced CEQA Workshop, Association of Environmental Professionals (2009, 2010, 2013)

RELEVANT PROJECTS

- **NewPark Place Specific Plan and CEQA Compliance** | *City of Newark* | Newark, CA*
- **Gilroy 2040 General Plan and Program Environmental Impact Report** | *Mintier Harnish* | Gilroy, CA
- **Gilroy Sports Park Ice Center IS/MND** | *City of Gilroy* | Gilroy, CA
- **Project Garlic Industrial Distribution Facility IS/MND** | *City of Gilroy* | Gilroy, CA
- **Gilroy Square Commercial Project IS/MND** | *City of Gilroy* | Gilroy, CA
- **Luchessa Avenue – Holloway Road Industrial Warehouse Project 15183 Consistency Analysis** | *City of Gilroy* | Gilroy, CA
- **951 Renz Lane Industrial Warehouse 15183 Consistency Analysis** | *City of Gilroy* | Gilroy, CA
- **San Pablo City Hall Specific Plan Amendment and IS/MND** | *City of San Pablo* | San Pablo, CA
- **Ferrasci Specific Plan EIR** | *City of Salinas* | Salinas, CA
- **Vista Lucia Specific Plan EIR** | *City of Gonzales* | Gonzales, CA
- **Hecker Pass Specific Plan EIR** | *City of Gilroy* | Gilroy, CA
- **Walnut Avenue Commercial Area Specific Plan and EIR** | *City of Greenfield* | Greenfield, CA
- **North Monterey County High School Campus Improvements IS/MND** | *Lozano Smith* | Salinas, CA
- **Carmel High School Stadium Improvements EIR** | *Carmel Unified School District* | Unincorporated Monterey County, CA
- **110 Wood Road (Los Gatos Meadows) Senior Living Community EIR** | *Town of Los Gatos* | Los Gatos, CA
- **San Juan School Campus Reconstruction IS/MND** | *San Juan Aromas Unified School District* | San Juan Bautista, CA

*Project with ELS



poulter@emcplanning.com

Stuart Poulter, AICP, MCRP SENIOR PLANNER, ENVIRONMENTAL CONSULTANT

Stuart Poulter, a **Senior Planner** at EMC Planning Group, joined the firm in 2015. As a Senior Planner, his responsibilities include project management and preparation of environmental review documentation in compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), with a primary interest and project experience in addressing impacts associated with wildfire hazards, historical (built) resources, and visual/scenic resources.

Stuart has demonstrated experience across a range of project types including recreation facilities, school sites, residential development, transportation facilities, coastal development/infrastructure, and commercial/ tourism development.

In addition to his environmental work, Stuart provides staff support services to various municipal planning departments, including the cities of Gilroy, Carmel-by-the-Sea, and Sand City. Processing development applications includes plan review and comments to the applicant, preparation of staff reports, findings, and resolutions, and presentations at public hearing. Additionally, he provides private clients with permit processing and entitlement assistance, constraints analyses, land use assessments, and feasibility analyses.

Prior to joining the firm and while completing his graduate degree in City and Regional Planning at Cal Poly-San Luis Obispo, Stuart worked as an environmental planning intern/technician in the private sector where he was responsible for the preparation of environmental documents in compliance with CEQA/NEPA and the preparation of permit application packages for various coastal and inland projects.

EDUCATION

M.C.R.P. California Polytechnic State University-San Luis Obispo, City and Regional Planning Program, Environmental Planning Concentration, 2015

B.A. Santa Clara University, History, 2008

AFFILIATIONS/ ACHIEVEMENTS

Member, Association of Environmental Professionals (AEP), 2014-Present; Monterey Bay-Silicon Valley Chapter Board of Directors, Secretary (2017-2019); Member-at-Large (2024-Present)

Member, American Planning Association (APA), California Chapter, 2014-Present

Award, *Town of Corte Madera 6th Cycle (2023-2031) Housing Element Update Subsequent EIR*, Award of Merit (Outstanding Environmental Analysis Document), 2024 AEP Awards

RELEVANT PROJECTS

- **Gilroy 2040 General Plan and Program Environmental Impact Report** | *Mintier Harnish* | Gilroy, CA
- **Gilroy Sports Park Ice Center IS/MND** | *City of Gilroy* | Gilroy, CA
- **951 Renz Lane Industrial Warehouse 15183 Consistency Analysis** | *City of Gilroy* | Gilroy, CA
- **Hecker Pass Specific Plan EIR** | *City of Gilroy* | Gilroy, CA
- **Ferrasci Specific Plan EIR** | *City of Salinas* | Salinas, CA
- **Vista Lucia Specific Plan EIR** | *City of Gonzales* | Gonzales, CA
- **North Monterey County High School Campus Improvements IS/MND** | *Lozano Smith* | Salinas, CA
- **Carmel High School Stadium Improvements EIR** | *Carmel Unified School District* | Unincorporated Monterey County, CA
- **110 Wood Road (Los Gatos Meadows) Senior Living Community EIR** | *Town of Los Gatos* | Los Gatos, CA
- **San Juan School Campus Reconstruction IS/MND** | *San Juan Aromas Unified School District* | San Juan Bautista, CA



lutz@emcplanning.com

Shoshana Lutz SENIOR PLANNER, ENVIRONMENTAL CONSULTANT

Shoshana Lutz, an **Senior Planner** at EMC Planning Group, joined the firm in 2017 with the primary responsibility of writing and managing initial studies, environmental impact reports, and categorical exemptions in compliance with the California Environmental Quality Act (CEQA). Shoshana also prepares categorical exclusions under the National Environmental Policy Act (NEPA).

She has experience across a range of project types including residential and commercial development, school sites, recreation facilities, and coastal development/infrastructure. In addition to her environmental work, Shoshana provides private clients with permit processing and entitlement assistance as well as ongoing municipal planning assistance and representation at public meetings.

Prior to joining EMC Planning Group, Shoshana worked for the City of Carmel-by-the-Sea in the Community Planning and Building Department. Her responsibilities included assisting with preliminary plan check review for building and planning applications, conducting preliminary site assessments on residential properties, and conducting preliminary design reviews in residential and commercial areas.

EDUCATION

B.S. California State University Monterey Bay, Environmental Science Technology and Policy, Emphasis in Ecology and Natural Resources, 2014

AFFILIATIONS/ACHIEVEMENTS

Member, Association of Environmental Professionals

RELEVANT PROJECTS

- **Gilroy 2040 General Plan and Program Environmental Impact Report** | *Mintier Harnish* | Gilroy, CA
- **Project Garlic Industrial Distribution Facility IS/MND** | *City of Gilroy* | Gilroy, CA
- **Gilroy Square Commercial Project IS/MND** | *City of Gilroy* | Gilroy, CA
- **Luchessa Avenue – Holloway Road Industrial Warehouse Project 15183 Consistency Analysis** | *City of Gilroy* | Gilroy, CA
- **951 Renz Lane Industrial Warehouse 15183 Consistency Analysis** | *City of Gilroy* | Gilroy, CA
- **Gonzales Community Center Complex CEQA/NEPA Compliance** | *City of Gonzales* | Gonzales, CA
- **King City Downtown Addition Specific Plan Amendment and Supplemental EIR** | *Suzie Rava* | King City, CA
- **Ferrasci Specific Plan EIR** | *City of Salinas* | Salinas, CA
- **Vista Lucia Specific Plan EIR** | *City of Gonzales* | Gonzales, CA
- **San Juan School Campus Reconstruction IS/MND** | *San Juan Aromas Unified School District* | San Juan Bautista, CA
- **Meridian Village Residential Subdivision IS/MND** | *City of Hollister* | Hollister, CA



mortensen@emcplanning.com

Zane Mortensen, MS ASSOCIATE PLANNER, ENVIRONMENTAL CONSULTANT

Zane Mortensen, an **Associate Planner** at EMC Planning Group, joined the firm in 2022 to provide support in the preparation of environmental planning and land use documents for a variety of development projects such as residential sites, schools, subdivisions, specific plans, hospitals, and recreational facilities. Primary responsibilities involve conducting air quality and greenhouse gas emissions modeling and analysis, as well as the preparation of environmental review documentation in compliance with CEQA/NEPA regulatory standards.

In May 2019, he was awarded a Master's of Science degree from the Environmental Science Graduate Program at California State University, Monterey Bay (CSUMB). During his academic career, he developed a range of skills to apply to environmental issues within the community while working on projects for both State and County entities. He also had the opportunity to participate in research focused on the development of water treatment technology aimed at remediating agricultural pollutants from local tributaries.

Upon receiving his Master's of Science degree in Environmental Science from CSUMB, Zane was hired by the Rural Community Assistance Corporation to facilitate planning efforts that supported drinking water, wastewater, and stormwater infrastructure development for low-income rural communities. His role largely involved overseeing State funded consolidation efforts between small rural community water systems and larger local utility providers.

EDUCATION

M.S. California State University Monterey Bay, Environmental Science, 2019

B.S. California State University Monterey Bay, Environmental Science Technology and Policy, 2017

A.S. Cerritos College, Natural Sciences, 2015

AFFILIATIONS/ACHIEVEMENTS

UC San Diego CEQA Practice Certification, current enrollment

Successful completion Grade I Wastewater Plant Operator Examination, 2014

RELEVANT PROJECTS

- **Ferrasci Specific Plan EIR** | *City of Salinas* | Salinas, CA
- **Vista Lucia Specific Plan EIR** | *City of Gonzales* | Gonzales, CA
- **San Juan School Campus Reconstruction IS/MND** | *San Juan Aromas Unified School District* | San Juan Bautista, CA
- **Gilroy Sports Park Ice Center IS/MND** | *City of Gilroy* | Gilroy, CA
- **Gilroy Square Commercial Project IS/MND** | *City of Gilroy* | Gilroy, CA
- **951 Renz Lane Industrial Warehouse 15183 Consistency Analysis** | *City of Gilroy* | Gilroy, CA
- **North Monterey County High School Campus Improvements IS/MND** | *Lozano Smith* | Salinas, CA
- **Carmel High School Stadium Improvements EIR** | *Carmel Unified School District* | Unincorporated Monterey County, CA
- **San Juan School Campus Reconstruction IS/MND** | *San Juan Aromas Unified School District* | San Juan Bautista, CA
- **Meridian Village Residential Subdivision IS/MND** | *City of Hollister* | Hollister, CA



mesposito@swagroup.com

EDUCATION

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

PROFESSIONAL REGISTRATION

CA Landscape Architect #2908

AFFILIATIONS

Member, Urban Land Institute

Member, American Society of Landscape Architects

Member, San Francisco Planning and Urban Research Association

TIME DEVOTED TO PROJECT

75%

Marco Esposito, RLA
PRINCIPAL LANDSCAPE ARCHITECT

Marco Esposito is a **Principal** focused on creating vibrant, iconic, and walkable outdoor places. His four decades of experience include leading multi-disciplinary teams on large-scale master planning and civic projects and collaborating with architects and engineers on projects of all sizes. His project portfolio features many successful collaborations with ELS.

RELEVANT PROJECTS

- **Ohlone College Facilities Master Plan** | *Ohlone CCD* | Fremont, CA*
- **Veterans Memorial Building & Senior Center** | *City of Redwood City* | Redwood City, CA*
- **Cañada College Kinesiology & Wellness Building** | *San Mateo County CCD* | Redwood City, CA*
- **Millbrae Recreation Center** | *City of Millbrae* | Millbrae, CA*
- **Downtown Dublin Urban Design & Town Square** | *City of Dublin* | Dublin, CA*
- **Rengstorff Park Aquatics Center** | *City of Mountain View* | Mountain View, CA*
- **Piedmont Community Pool** | *City of Piedmont* | Piedmont, CA*
- **Elk Grove Aquatic Center** | *City of Elk Grove* | Elk Grove, CA*
- **New Miwok Aquatic Center** | *College of Marin* | Novato, CA*
- **Santa Rosa Junior College Athletics Modernization** | *Sonoma CCD* | Santa Rosa, CA*
- **Stadium Clubhouse** | *St. Mary's College* | Moraga, CA*
- **Aquatic Center at Orange Memorial Park** | *City of South San Francisco* | South San Francisco, CA*
- **South Oxnard Aquatic Center** | *City of Oxnard* | Oxnard, CA*
- **College of Marin Master Plan** | *College of Marin* | Novato, CA*
- **Burlingame Town Square** | *City of Burlingame* | Burlingame, CA
- **Franklin Canyon Master Plan** | *GreenPark Group* | Hercules, CA
- **Santa Clara County Fairgrounds District Vision Plan** | *Johnson Consulting* | San Jose, CA
- **Mountain House Community Park Amphitheater** | *Mountain House Developer* | Mountain House, CA
- **North Livermore Specific Plan and Open Space Program** | *Alameda County Planning Services* | Livermore, CA
- **San Jose State University Master Plan** | *Field Paoli Architects* | San Jose, CA
- **University of the Pacific, North Campus Master Plan** | *University of the Pacific* | Stockton, CA
- **Pacific Union College Master Plan** | *Pacific Union College* | Angwin, CA
- **Golden Gate Seminary Master Plan** | *Congregation Kol Shofar* | Mill Valley, CA
- **Truckee Streetscape Master Plan** | *Mactec Engineering and Consulting* | Truckee, CA

*Project with ELS

TRAMUTOLA



larryt@tramutola.com

EDUCATION

B.A. in Political Science with Distinction, Stanford University

TIME DEVOTED TO PROJECT

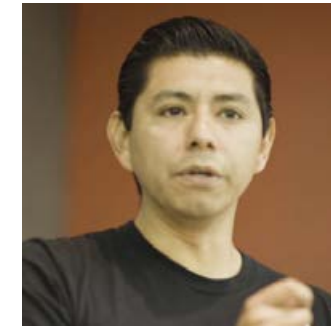
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Larry Tramutola
LEAD TAX BOND STRATEGIST

Larry Tramutola is recognized as one of the country's top strategists in community engagement, political strategy, and passing difficult tax measures. He is **President/CEO** of Tramutola. Larry has written three books on organizing and tax elections, including *Sidewalk Strategies: A Practical Guide for Candidates, Causes, and Communities*. Larry is the founder of The Organizing and Leadership Academy whose mission is to train the next generation of organizers and leaders.

Now regarded as the premier tax election strategist in the state, Larry Tramutola established the firm 37 years ago to help public entities plan for and pass bond and parcel tax measures. He and his colleagues provide specialized advice related to tax election feasibility, timing and sequencing of elections, planning, and communications that build community support. Tramutola has helped public agencies of all sizes and demographic profiles pass local revenue measures (some, multiple times). Tramutola is known for effective strategies, a grassroots approach to community outreach, and most importantly, thoughtful and candid political advice. Tramutola has worked collaboratively with our clients to plan for and win over 400 local tax elections in California that have produced well over \$50 billion in new revenue for community facilities (schools, hospitals, recreation centers, senior centers, services, and programs).

TRAMUTOLA



christiang@tramutola.com

EDUCATION

B.A. in Political Science, CSU Chico

Masters in Public Policy, UC Berkeley Goldman School

Christian Garcia
POLITICAL STRATEGIST

Christian Garcia works with a broad range of clients, including school districts, cities, candidates, statewide propositions, and community health issues. Working closely with Larry Tramutola, he provides daily direction, training, and strategic advice on voter engagement and community outreach to clients. As a fluent Spanish speaker, he believes in training community members who don't typically engage in the political process in their community.



jen.boss@hayatbrown.com

Jenifer Boss
SENIOR FINANCING STRATEGIST

Jenifer Boss, a **Managing Director** at Hayat Brown, is an expert in P3 program development, transaction structuring, and project management. With over 15 years of public sector and advisory experience for universities and all levels of government, she specializes in project selection and delivery, capturing value, partner selection, and risk allocation strategies. Jenifer has served as the project manager for several relevant real estate and P3 engagements, including at Dartmouth College, Howard and Carlow Universities as well as mixed-use developments in Travis County, TX and Falls Church, VA.

RELEVANT PROJECTS

- **The City of Pflugerville, TX: Downtown East Civic Center Development** | Jennifer is currently providing transaction structure support for the development of a Civic Center that includes a city hall, recreation center and mixed-use development across 29 acres to support a rapidly expanding population. Work includes risk analysis, delivery options analysis, financial feasibility analysis, developer proposal evaluation, and transaction negotiation support.
- **City of Falls Church, VA: City Gateway Commercial Redevelopment** | Jennifer advised the City on a \$350 million commercial development on a city-owned, 10-acre parcel adjacent to its middle and high school education campus to offset the \$120 million cost of constructing a new high school. She provided market research, financial analysis, strategic planning, negotiation support, and P3 delivery method analysis.
- **Travis County, TX: Courthouse P3 and Mixed-Use Development** | As project manager, Jennifer advised Travis County for the monetization of a County-owned parcel in downtown Austin under a long-term ground lease to offset the cost of constructing a new \$330 million Civil and Family Courthouse. She crafted a solicitation for the development, drafted RFP evaluation criteria, evaluated financial elements of proposals, and crafted and delivered executive briefings and recommendations. She is now supporting the construction monitoring of the courthouse.
- **St. Louis County, MO: Administrative Facility Development** | As St. Louis County Government explores real estate options to upgrade or replace aging facilities in Clayton, Jennifer is supporting market and land value analyses, site identification, and financial and feasibility studies.

EDUCATION

Master of Urban Planning, University of Michigan

Bachelor of Arts, St. Xavier University

PROFESSIONAL AFFILIATIONS

Urban Land Institute (ULI)

Project Management Institute

CERTIFICATIONS

PMP

Six Sigma

CCIM

Series 50 & 54 – Municipal Advisor



daughan.pitts@hayatbrown.com

Daughan Pitts
PROJECT MANAGER FOR FINANCING STRATEGY

Daughan Pitts, a **Project Manager** at Hayat Brown, specializes in financial analysis and program management. She has served as the project manager for P3 projects representing more than \$2.5 billion in development. Daughan has provided project and program management, as well as transaction support from feasibility analysis and pre-solicitation through post-closing asset management to a variety of public and private sector clients including the Department of Veterans Affairs and the FDIC. Prior to joining Hayat Brown Daughan worked at JLL in a variety of advisory roles providing clients with financial analysis, asset management and transaction support services.

RELEVANT PROJECTS

- **Jefferson County, AL** | Daughan served as the project lead to the County as it engaged with a private partner to redevelop a 40+ acre hospital campus into a large mixed-use development. Daughan analyzed and evaluated the County's financing requirements and provided additional financial analysis, transaction structuring expertise and negotiations support.
- **DC Office of the Deputy Mayor for Planning and Economic Development: Project Good Hope** | Daughan is leading the Hayat Brown team supporting DMPED by providing market analysis and financial modeling to evaluate the feasibility of a potential stadium-anchored development on the land currently occupied by the disused RFK Stadium and the surrounding federal lands. The District of Columbia anticipates acquiring these lands from the federal government in the near future.
- **City of Austin, TX: P3 Advisory** | Daughan has supported Austin Economic Development Corporation in redeveloping two city owned sites. She is advising on creative financing mechanisms that will allow the redevelopment of the South Central Waterfront site. She is also assisting with the financial and feasibility analysis of potential uses on the Convention Center site, creating a development program to accommodate the city's goals with an emphasis on affordability and equity.
- **California State University, Long Beach, CA** | Daughan led an engagement evaluating the feasibility of the University's capital program. In this engagement, Daughan provided pro forma review as well as scenario and feasibility analysis. Additionally, Daughan developed the analysis used by CSULB to gain approval to issue bonds for the renovation of the Los Alamitos and Los Cerritos residence Halls.
- **Howard University, Washington, DC** | Daughan has provided financial analysis support to Howard University's Office of Real Estate Development and Capital Asset Management. She is currently supporting negotiations on a 450,000+ SF mixed-use urban development and supporting the negotiation of a 250-unit multifamily monetization project.

EDUCATION

Masters of Business Administration, The Wharton School

B.B.A. Finance, Howard University

PROFESSIONAL AFFILIATIONS

Urban Land Institute, DC Women's Leadership Initiative Steering Committee

Equitable Development Initiative, African American Real Estate Professionals

CERTIFICATIONS

Real Estate Broker

DC: SP98377043

MD: 655407



jelia@hextrans.com

Jeffrey A. Elia, P.E. PRINCIPAL ASSOCIATE, TRAFFIC CONSULTANT

Jeffrey Elia is a **Principal Associate**. Since 1998, Jeffrey has worked on a variety of site traffic analyses, traffic engineering projects, signal design projects, signing and striping design projects, temporary traffic control plans, and transportation planning projects. He also spent 14 months working for the City of San Mateo Public Works Department as a contract employee, which involved a variety of traffic engineering issues, such as traffic control warrant analyses, investigating reports of unsafe intersections, drafting and assisting with new City transportation policies, reviewing traffic engineering reports, implementing traffic calming measures, overseeing grant projects and working with the City's traffic consultants. Jeffrey currently manages Hexagon's design practice and supervises the majority of design work conducted by the company. Jeffrey has a proven track record of effectively managing projects of all sizes and completing them on schedule and in a way that meets or exceeds client expectations.

EDUCATION

Bachelor of Science in Civil Engineering [Cum-Laude], San Jose State University

PROFESSIONAL REGISTRATION

Registered Professional Engineer in the State of California (68719)

AFFILIATIONS/ACHIEVEMENTS

Member, Institute of Transportation Engineers

Member, American Society of Civil Engineers

Charter Member, Transportation and Development Institute of ASCE

"Using Video Data to Measure Vehicle Operating Modes for Prediction of Emissions", Transportation Research Record 1664, September 1999. (Co-author)

RELEVANT PROJECTS

- **Luchessa and Holloway Off-Site Design** | *Kier & Wright* | Gilroy, CA
- **Bolsa Road Industrial Development TA** | *City of Gilroy* | Gilroy, CA
- **First and Kern Signal Design** | *City of Gilroy* | Gilroy, CA
- **6503 Cameron Blvd TCPs** | *Kier & Wright* | Gilroy, CA
- **Gilroy Citywide Traffic Monitoring Program** | *Mintier Harnish* | Gilroy, CA
- **600 Ellis Street Off-Site Design** | *Kier & Wright* | Mountain View, CA
- **Adobe North Tower Off-Site Design** | *Kier & Wright* | San Jose, CA
- **Valley Fair Mall Traffic Signals** | *HMH Engineers* | San Jose, CA
- **Crow Canyon Widening** | *RJA* | San Ramon, CA
- **40517 Albrae Street Off-Site Design** | *Kier & Wright* | Fremont, CA
- **River Islands Phase 1-2 Signal Designs** | *Rivers Islands* | Lathrop, CA
- **Stevens Creek Cycle Track Design** | *Bellecci+Associates* | Cupertino, CA
- **Caribbean Corporate Campus Off-Site Design** | *Kier & Wright* | Sunnyvale, CA
- **Intuitive Surgical Headquarters Phase 1 and 2 Off-Site Design** | *Kier & Wright* | Sunnyvale, CA
- **Coleman Highline Phase 1-2 and Earthquakes Stadium Off-Site Design** | *Kier & Wright* | San Jose, CA
- **Broadway Plaza Improvements** | *Kier & Wright* | Redwood City, CA
- **Top Golf Off-Site Design** | *HMH Engineers* | San Jose, CA
- **Bascom Station Off-Site Design** | *CBG* | San Jose, CA
- **675 Almanor Avenue Crosswalk Study** | *Kier & Wright* | Sunnyvale, CA
- **Pathline Park Phase 3, 4 and 5 Off-Site Design** | *Kier & Wright* | Sunnyvale, CA



egirod@bkf.com

Eric Girod, PE, LEED AP PRINCIPAL, CIVIL ENGINEERING

A **Principal** at BKF, Eric follows a management approach that is grounded in clear communication and hands-on involvement. He strives to gain a thorough understanding of a project's needs and goals from the onset, which frames the process for delivering projects. Combining these objectives with the specific project issues, constraints, and opportunities, Eric forms a work plan to guide the design effort. He coordinates this work plan with other consultants, agencies, and special interests to provide a systematic design solution. With a critical eye on scope, schedule, and budget, Eric manages his projects to meet his clients' goals and expectations.

Eric has successfully managed a comprehensive portfolio of land development projects that range from large master planned mixed-use redevelopment, to regional infrastructure, to single-family residential. By emphasizing urban in-fill, transit-oriented development, and redevelopment projects, Eric promotes sustainable design

EDUCATION

B.S., Civil Engineering, Santa Clara University

PROFESSIONAL REGISTRATION

Professional Civil Engineer, CA No. 59903

AFFILIATIONS/ACHIEVEMENTS

LEED Accredited Professional

U.S. Green Building Council

American Society of Civil Engineers

RELEVANT PROJECTS

- **Orange Memorial Park Aquatic Center** | *City of South San Francisco* | South San Francisco, CA*
- **Piedmont Aquatics Center** | *City of Piedmont* | Piedmont, CA*
- **Rengstorff Aquatics Center** | *City of Mountain View* | Mountain View, CA*
- **Rugby Clubhouse** | *St. Mary's College* | Moraga, CA*
- **The Exchange** | *Kilroy Realty* | San Francisco, CA
- **Flowermart** | *Kilroy Realty* | San Francisco, CA
- **Mission Bay (Storm Water & Parks)** | *Mission Bay Development Group* | San Francisco, CA
- **Gateway Campus Master Plan** | *Alexandria Real Estate Equities* | South San Francisco, CA
- **Oyster Point Redevelopment (multiple sites)** | *City of South San Francisco* | South San Francisco, CA
- **Southline Redevelopment** | *Berkeley Commons, LLC.* | South San Francisco, CA
- **South S.F. Downtown SALUP & Environmental Review** | *Page Southerland Page, Inc.* | South San Francisco, CA
- **Prologis Master Plan Support Services** | *Alexandria Real Estate Equities* | South San Francisco, CA
- **Lincoln Centre Campus** | *BioMed Realty Trust, Inc.* | Foster City, CA
- **Larkspur Smart Station Area Plan** | *City of Larkspur* | Larkspur, CA
- **El Camino Downtown Specific Plan** | *City of Menlo Park* | Menlo Park, CA
- **Mcdonald Dorsa Quarry Feasibility Master Plan** | *Braddock & Logan Associates* | Cupertino, CA
- **Warm Springs South Fremont Community Plan** | *City of Fremont* | Fremont, CA
- **Hayward 238 Entitlement Study** | *City of Hayward* | Hayward, CA
- **Mission Boulevard Corridor Specific Plan** | *City of Hayward* | Hayward, CA
- **Contra Costa County Grove County Crisis Hub Master Plan** | *City of Concord* | Concord, CA
- **Concord Downtown Specific Plan** | *City of Concord* | Concord, CA
- **Coliseum Area Specific Plan** | *City of Oakland* | Oakland, CA
- **Diridon Station Area Specific Plan** | *City of San Jose* | San Jose, CA
- **Center for Innovation (multiple sites)** | *USF Project Management*

*Project with ELS



sreynolds@bkf.com

Steven Reynolds, PE, LEED AP, QSD SENIOR PROJECT MANAGER, CIVIL ENGINEERING

With over 17 years of experience in the civil engineering industry, Steven is dedicated to enhancing communities through innovative park and recreation projects. As a **Senior Project Manager**, he brings expertise in planning, design, and execution, ensuring that every project meets the highest standards of quality and sustainability.

Steven has successfully led numerous park and recreation initiatives, ranging from urban park revitalizations and community center developments. He brings a deep understanding of the balance between environmental conservation, public engagement, and recreational functionality, allowing delivery of projects that not only meet client objectives but also enrich the lives of community members.

EDUCATION

B.S., Civil Engineering,
California Polytechnic
State University, San Luis
Obispo

PROFESSIONAL REGISTRATION

Professional Civil Engineer,
CA No. 77988

Qualified SWPPP
Developer

AFFILIATIONS/ ACHIEVEMENTS

LEED AP, U.S. Green
Building Council

RELEVANT PROJECTS

- **Orange Memorial Park Aquatic Center** | *City of South San Francisco* | South San Francisco, CA *
- **Piedmont Aquatics Center** | *City of Piedmont* | Piedmont, CA*
- **Rengstorff Aquatics Center** | *City of Mountain View* | Mountain View, CA*
- **Rugby Clubhouse** | *St. Mary's College* | Moraga, CA*
- **Canada College Kinesiology & Wellness Center** | *San Mateo Community College District* | Redwood City, CA *
- **The Exchange** | *Kilroy Realty* | San Francisco, CA
- **Flowermart** | *Kilroy Realty* | San Francisco, CA
- **Gateway Campus Master Plan** | *Alexandria Real Estate Equities* | South San Francisco, CA
- **East Grand EGA Campus** | *Alexandria Real Estate Equities* | South San Francisco, CA
- **Santa Clara County Family Justice Center** | *Santa Clara County Superior Court* | San Jose, CA
- **Piedmont Blair Park Improvements** | *City of Piedmont* | Piedmont, CA
- **Contra Costa County Grove County Crisis Hub Master Plan** | *City of Concord* | Concord, CA
- **California State University, East Bay Master Plan** | *California State University East Bay* | Hayward, CA
- **San Pablo City Hall** | *City of San Pablo* | San Pablo, CA
- **BF Sisk Courthouse Renovation** | *Fresno County Superior Court* | Fresno, CA
- **Plumas Forest Service Work Center** | *US. Department of Agriculture* | Chico, CA
- **AOC Willows Glenn County Courthouse** | *Judicial Council of California* | Willows, CA
- **USDA High Glade Lookout Design-Build** | *US. Department of Agriculture* | Upper Lake, CA

*Project with ELS



lauren.fakhoury@brightworks.net

Lauren Fakhoury, LEED AP BD+C, LEED AP O+M SUSTAINABLE HEALTHY BUILDINGS PRACTICE LEAD, LEED CONSULTANT

Drawing on more than a decade in the green building industry, Lauren Fakhoury consistently guides project teams to successfully achieve their sustainability goals and distinguish themselves in the competitive landscape of Bay Area real estate. As **Sustainable Healthy Buildings Lead**, she frequently manages aggressive sustainability programs for technology companies, governments, universities, and schools throughout the region. Lauren and the Brightworks team collaborate frequently with ELS Architects on local municipal work.

Before Brightworks, Lauren was a senior analyst in Accenture's San Jose office, focused on business and systems integration, energy, and smart buildings. She managed a team in creating a database of energy rebates, incentives, and commissioning programs and evaluated her client's product information to validate alignment with LEED criteria. She also established the project management office for a marketing transformation project, putting together a handbook for ongoing operations within the team.

EDUCATION

Master of Science in
Construction Management,
Washington University in
St. Louis

Bachelor of Science in Civil
Engineering, Washington
University in St. Louis

PROFESSIONAL ACCREDITATIONS

LEED AP BD+C
LEED AP O+M
MyGreenLab Assessor
Fitwel Ambassador
Parksmart Advisor

AFFILIATIONS

LEED Location and Planning
Technical Advisory Group
(TAG) Member

RELEVANT PROJECTS

- **Fremont Civic Center Sustainability Plan - LEED Equivalency and Sustainable Master Planning Consultant** | *City of Fremont* | Fremont, CA
- **Santa Ana Memorial Park Aquatic Center - LEED Feasibility Consultant** | *City of Santa Ana* | Santa Ana, CA*
- **Piedmont Community Pool - LEED Consultant** | *City of Piedmont* | Piedmont, CA*
- **Rengstorff Park New Aquatic Center - LEED Consultant** | *City of Mountain View* | Mountain View, CA*
- **Mulford Library - LEED Consultant** | *City of San Leandro* | San Leandro, CA
- **Richmond Library Historic Rehabilitation - LEED Consultant** | *City of Richmond* | Richmond, CA
- **Napa Civic Center Design - Sustainable Design Consultant** | *City of Napa* | Napa, CA
- **Northside Branch Library - LEED Consultant** | *City of Santa Clara* | Santa Clara, CA
- **Hillview Community Center Redevelopment - LEED Equivalency Consultant** | *City of Los Altos* | Los Altos, CA
- **Madera County Courthouse - LEED Consultant** | *California Courts (AOC)* | Madera, CA

*Project with ELS



mhulbert@
preservationarchitecture.com

Mark Hulbert
HISTORIC ARCHITECT

As **Owner** of Preservation Architecture, Mark Hulbert has forty years of professional preservation experience on many important historical projects as a consultant, planner, architect and author. The range of his work includes preservation and rehabilitation consultation to property owners, project sponsors and their project teams; the preparation of historic structures reports, landscape reports, and preservation plans; cultural and historical resources evaluation and consultation specific to local, state and national criteria; and historic preservation tax credit applications. His professional qualifications exceed the Secretary of the Interior's Professional Qualifications Standards in the fields of History, Historic Architecture and Architecture, and he is listed by the State of California Historical Resources Information System as a CEQA qualified historical architect and historic preservation consultant. He also holds a Certificate in Architectural Conservation from UNESCO's International Centre for the Conservation and Restoration of Cultural Property (ICCROM) in Rome, Italy.

EDUCATION

Bachelor of Science, Civil Engineering, University of California, Berkeley

PROFESSIONAL REGISTRATION

CA Architect License C 21014

RELEVANT PROJECTS

- **Cesar Chavez Community Center** | *City of Riverside* | Riverside, CA*
- **Pier 70/20th Street Historic Buildings** | *Orton Development Inc/Port of SF* | San Francisco, CA
- **HJK/Oakland Auditorium** | *Orton Development Inc/City of Oakland* | Oakland, CA
- **La Bahia Hotel/Casa del Rey** | *ACRM Architects/Seaside Co.* | Santa Cruz, CA
- **Historic Renovations** | *Saint Mary's College* | Moraga, CA
- **Tomales Town Hall** | *Town of Tomales* | Tomales, CA
- **Marin County Civic Center Chambers** | *Marin County* | San Rafael, CA
- **Claremont Branch Library** | *City of Berkeley* | Berkeley, CA
- **Richmond Civic Center** | *City of Richmond* | Richmond, CA
- **Ford Assembly Building** | *Orton Development Inc./City of Richmond* | Richmond, CA
- **Clark Kerr Campus Buildings and Landscape** | *UC Berkeley* | Berkeley, CA
- **Municipal Boathouse (City of Oakland)** | *Oakland, CA*
- **Los Gatos High School Theatre** | *Los Gatos, CA*
- **Campbell High School Auditorium** | *Santa Clara Unified School District* | Campbell, CA**
- **Lucie Stern Community Theater** | *City of Palo Alto* | Palo Alto, CA**
- **Geary Theater** | *San Francisco, CA***

*Project with ELS

**Project Completed Prior to Preservation Architecture



a.nudel@forell.com

Allen Nudel, SE, DBIA
PRINCIPAL, STRUCTURAL ENGINEERING

Allen is a **Principal** at Forell Elsesser Engineers with 29 years of structural engineering experience, specializing in civic and community-focused projects. He excels in new construction, seismic retrofits, and historic renovations for public facilities, consistently optimizing structural materials and systems for efficiency and performance. Known for his methodical approach, design creativity, and exceptional attention to detail, Allen ensures the production of well-coordinated contract documents.

EDUCATION

MS, Structural Engineering, University of California, Berkeley

BS, Architectural Engineering, California Polytechnic State University, San Luis Obispo, CA

PROFESSIONAL REGISTRATION

California SE License #4508

California CE License #57521

Allen's experience spans a variety of community projects, including collaborations with ELS on civic and aquatic facilities like the Piedmont Aquatic Center, Legends Aquatic Center at UC Berkeley, Cañada College Kinesiology & Wellness Center, College of Marin's Miwok Campus Aquatic Facility, and the City of Millbrae's new Recreation Center. Currently, Allen serves as Project Principal for the South San Francisco Civic Campus, which includes the design and construction of three major buildings: an 80,000-sf Library/Parks and Recreation Building with a City Council Chamber, a 45,000-sf Police Station, and a 9,000-sf Fire Station, all located on a 7.9-acre site. Allen is committed to enhancing the built environment for communities through resilient and innovative structural solutions.

As Principal in Charge, Allen will take a lead role in developing the project structural design criteria and obtaining structural design approval. Allen will also take responsibility for overall project quality control and delivery, as well as the administrative, financial, contract, and production management for this project.

RELEVANT PROJECTS

- **City of South San Francisco Civic Campus** | *San Francisco, CA*
- **City of South San Francisco Orange Memorial Park Aquatic Center** | *San Francisco, CA**
- **City of Morgan Hill Public Library** | *Morgan Hill, CA*
- **City of Morgan Hill Recreation Center** | *Morgan Hill, CA*
- **City of Cupertino Civic Center, Library and Community Hall** | *Cupertino, CA*
- **Veterans Memorial Building & Senior Center** | *Redwood City, CA*
- **City of Carmichael Public Library** | *Carmichael, CA*
- **City of Berkeley Civic Center** | *Berkeley, CA**
- **Laney College Theater Modernization** | *Oakland, CA**
- **City of Elk Grove Aquatic Center** | *Elk Grove, CA**
- **City of Millbrae Recreation Center** | *Millbrae, CA**
- **City of Piedmont Aquatic Center** | *Piedmont, CA**
- **UC Berkeley Legends Aquatic Center** | *Berkeley, CA**
- **Cañada College Kinesiology & Wellness Center** | *Redwood City, CA**
- **College of Marin Miwok Campus, Aquatic Facility** | *Novato, CA**
- **College of San Mateo Health and Wellness** | *San Mateo, CA*
- **Taube-Koret Campus for Jewish Life Community Center** | *Palo Alto, CA*
- **City College of San Francisco Chinatown/North Beach Campus** | *San Francisco, CA*
- **City College of San Francisco Daycare Center Evaluation** | *San Francisco, CA*
- **UCSF Ray & Dagmar Dolby Regeneration Medicine Building** | *San Francisco, CA*
- **CSU East Bay CORE Library** | *Hayward, CA*
- **CSU East Bay Student Services & Administration Building** | *Hayward, CA*

*Project with ELS



gsingh@gb-eng.com

Gurdaver Singh, PE, LEED AP PRINCIPAL, MEP ENGINEERING

Gurdaver is a **Principal** at Guttman & Blaevoet. He brings 30 years of experience as a principal engineer in mechanical and electrical design for building services in civic/public, higher education, commercial, and healthcare projects. He provides exceptional project management, delivering on time and within the budget.

As a strong proponent of sustainable design, he is specialized in low to zero net energy and zero carbon/all-electric buildings. He has won three ASHRAE Technology Awards for creative design solutions and is a frequent speaker at industry conferences and seminars. Educated and professionally trained in the United Kingdom, he is very familiar with both LEED and BREEAM (UK) criteria.

EDUCATION

B.S. with Honors in Mechanical Engineering, Dundee University, Dundee, UK

PROFESSIONAL REGISTRATION

CA Engineering License #M33399

AFFILIATIONS/ACHIEVEMENTS

LEED Accredited Professional

American Society of Heating, Refrigeration & Air Conditioning Engineers

American Institute of Architects, Central Valley Chapter

RELEVANT PROJECTS

- **Facilities Master Plan (2027-2037)** | *San Jose-Evergreen Community College District* | San Jose, CA
- **Facility Assessment & Master Plan for 25 Buildings** | *UC Davis Health* | Sacramento, CA
- **Corporation Yard Site Feasibility & Modernization Plan** | *City of Sunnyvale* | Sunnyvale, CA
- **Facility Assessment & Upgrade Site Assessment for 96 buildings** | *PG&E* | Northern California
- **East Campus Operations Center Programming & Criteria Documents** | *Sacramento Municipal Utility District* | Sacramento, CA
- **Critical Facility Feasibility Study** | *Sacramento Municipal Utility District* | Sacramento, CA
- **Facilities Master Plan** | *VA Palo Alto Health System* | Menlo Park, CA
- **City Hall 3rd Floor Renovation** | *City of Mountain View* | Mountain View, CA
- **Planning & Criteria Documents for 3 Fire Stations** | *County of San Mateo* | San Mateo, CA
- **Department of Public Utilities Operations Building** | *City of Fresno* | Fresno, CA
- **Animal Services Center** | *County of Santa Clara* | San Martin, CA
- **Employment & Human Services Building 2nd Floor Tenant Improvement** | *County of Contra Costa* | Hercules, CA
- **BART Police Department Renovation** | *Bay Area Rapid Transit District* | Oakland, CA
- **San Leandro Senior Center** | *City of San Leandro* | San Leandro, CA
- **Pickleweed Park Community Center** | *City of San Rafael* | San Rafael, CA
- **Heather Farm Park Aquatic/Community Center** | *City of Walnut Creek* | Walnut Creek, CA
- **Valley Hi-North Laguna Library** | *City of Sacramento* | Sacramento, CA
- **Milpitas Library** | *County of Santa Clara* | Milpitas, CA
- **Walnut Creek Library** | *County of Contra Costa* | Walnut Creek, CA
- **Rengstorff Park Aquatics Center** | *City of Mountain View* | Mountain View, CA
- **Orange Memorial Park Aquatic Center** | *City of South San Francisco* | South San Francisco, CA*
- **Piedmont Community Pool** | *City of Piedmont* | Piedmont, CA*
- **Animal Shelter** | *County of San Mateo* | San Mateo, CA
- **Reach Code Technical Assistance** | *City of Healdsburg* | Healdsburg, CA
- **Valley Health Centers** | *County of Santa Clara Valley Health & Hospital System* | Gilroy, Milpitas, Sunnyvale, CA

*Project with ELS



mbrown@gb-eng.com

Mark Brown, PE ASSOCIATE PRINCIPAL, ELECTRICAL ENGINEERING

Mark is an **Associate Principal** at Guttman & Blaevoet. He has a combined 25 years of experience in electrical engineering design, commissioning, and hands on field operations in normal and emergency power distribution, lighting, fire alarm, control, and low voltage systems.

He has worked closely with civic/public, higher education, commercial, healthcare, and industrial clients as well as design and construction trade partners. He also brings special knowledge in industrial engineering, controls, and power plant maintenance and operations.

Mark is passionate about providing fully integrated, functional design solutions that not only meet his clients' needs from day one but also support their facility's future growth.

EDUCATION

B.S. Electrical Engineering, San Francisco State University, San Francisco, CA

PROFESSIONAL REGISTRATION

CA Engineering License #E19513

AFFILIATIONS/ACHIEVEMENTS

Institute of Electrical and Electronics Engineers

National Society of Professional Engineers

RELEVANT PROJECTS

- **Facilities Master Plan (2027-2037)** | *San Jose-Evergreen Community College District* | San Jose, CA
- **Facility Assessment & Upgrade Program Validation for 11 Service Centers** | *PG&E* | Northern California
- **Planning & Criteria Documents for 3 Fire Stations** | *County of San Mateo* | San Mateo, CA
- **Oak Grove Crisis Hub Campus Improvements & Feasibility Study** | *County of Contra Costa* | Concord, CA
- **City Hall 3rd Floor Renovation** | *City of Mountain View* | Mountain View, CA
- **City Hall Locker Room Tenant Improvement** | *City of Mountain View* | Mountain View, CA
- **Mountain View Fire Station #1 Extension** | *City of Mountain View* | Mountain View, CA
- **Mountain View Fire Station #4 Extension** | *City of Mountain View* | Mountain View, CA
- **Superior Court Tenant Improvement** | *County of Kings* | Hanford, CA
- **Animal Services Center** | *County of Santa Clara* | San Martin, CA
- **Gene Friend Recreation Center** | *City and County of San Francisco* | San Francisco, CA
- **Pleasant Hill Senior Center** | *Pleasant Hill Recreation and Park District* | Pleasant Hill, CA
- **Lakewood Branch Library & Learning Center** | *City of Sunnyvale* | Sunnyvale, CA
- **Petaluma Regional Library Refresh** | *County of Sonoma* | Petaluma, CA
- **Heather Farm Park Aquatic/Community Center** | *City of Walnut Creek* | Walnut Creek, CA
- **Rengstorff Park Aquatics Center** | *City of Mountain View* | Mountain View, CA*
- **Orange Memorial Park Aquatic Center** | *City of South San Francisco* | South San Francisco, CA*
- **Piedmont Community Pool** | *City of Piedmont* | Piedmont, CA*
- **South Oxnard Aquatics Center** | *City of Oxnard* | Oxnard, CA*
- **Santa Ana Memorial Park Aquatics Center** | *City of Santa Ana* | Santa Ana, CA*
- **Casa Peralta Improvements** | *City of San Leandro* | San Leandro, CA
- **Downtown Core Improvements** | *City of Livermore* | Livermore, CA
- **San Francisco Conservatory of Flowers Renovation** | *City and County of San Francisco* | San Francisco, CA

*Project with ELS



nmata@ccorpusa.com

Nick Mata, CPE
SENIOR COST ESTIMATOR

Nick serves as Cumming’s **Regional Director**, with 22 years of cost estimating experience within the construction industry. With a diverse portfolio of project experience, Nick’s work has spanned services for science and technology, healthcare, K12, higher education, civic, and other markets in California. As a cost management leader, Nick’s background in research and conceptual estimating for large-scale projects is invaluable. He is skilled in leading cost teams through milestone estimating, value engineering analysis, change order evaluation, and estimate reconciliation for projects across all sectors. He is proficient at providing services for capital programs, master plans, facility studies, renovations, new construction, and modernizations alike.

EDUCATION

Bachelor of Science, Civil Engineering, University of California, Berkeley

PROFESSIONAL REGISTRATION

Certified Professional Estimator (CPE), American Society of Professional Estimators

RELEVANT PROJECTS

- **New City Hall** | *City of San Ramon* | San Ramon, CA
- **Civic Center Modernization Master Plan** | *City of Sunnyvale* | Sunnyvale, CA
- **New Animal Care and Control Building** | *City and County of SF* | San Francisco, CA
- **Traffic Company and Forensic Services Division Facility** | *City and County of SF* | San Francisco, CA
- **Bahia Childcare Center Renovations** | *Berkeley, CA**
- **Mental Health Services Building Renovation** | *City of Berkeley* | Berkeley, CA*
- **Rose Garden Trellis Repair/Rehabilitation Options** | *City of Berkeley* | Berkeley, CA*
- **Telegraph-Channing Parking Garage Elevator Upgrades** | *City of Berkeley* | Berkeley, CA*
- **Downtown Oakland Senior Center Improvements** | *City of Oakland* | Oakland, CA*
- **Zero Waste Office Division Renovations** | *City of Berkeley* | Berkeley, CA
- **City Center Renovation** | *City of Cupertino* | Cupertino, CA
- **City Hall Renovation & Expansion Options for Dept. Consolidation and New Community Dev. Center** | *City of Healdsburg* | Healdsburg, CA
- **New Operations Center** | *City of Palo Alto* | Palo Alto, CA
- **New Public Safety Building and Parking Garage** | *City of Palo Alto* | Palo Alto, CA
- **New Emergency Operations Center Feasibility Study** | *Contra Costa County* | Martinez, CA
- **New Public Safety Building and Emergency Operations Center** | *Contra Costa County* | Martinez, CA
- **New County Office Bldg. 3** | *County of San Mateo* | Redwood City, CA
- **Civic Center Campus Renovation/New Construction Master Plan** | *County of Santa Clara* | San Jose, CA
- **Crime Lab Water Quality Project** | *County of Santa Clara* | San Jose, CA
- **New Ambulatory Specialty Center** | *County of Santa Clara* | San Jose, CA
- **East Wing Building Management System Upgrade Phase 2** | *County of Santa Clara* | San Jose, CA
- **Former City Hall Re-Use Feasibility Study** | *County of Santa Clara* | San Jose, CA
- **Sheriff Admin. Bldg. New 12kV Switchgear & MV Breakers Replacement** | *County of Santa Clara* | San Jose, CA
- **New 911 Facility Assessment/Study** | *Snohomish County* | Everett, WA
- **New Empire Branch Library** | *Stanislaus County* | Empire, CA

*Project with ELS



david@californiaconsulting.org

David Marquez
SENIOR GRANT WRITER

David Marquez, **Senior Grant Writer**, has been with California Consulting for over 12 years. He is focused on developing capacity building and community development-related services on behalf of nonprofit agencies, local government, and the private sector to serve the diverse communities of California. He has extensive experience and familiarity in the area of community and economic development, social and health services, and planning and land use issues. He has combined his knowledge of varied issues with his experience in policy development, coalition building, grant management, fund development, and local government to develop both strategies for issue-oriented advocacy and program sustainability for his clients.

EDUCATION

Master’s Degree, University of La Verne

Bachelor of Arts, University of La Verne

David served as Chief Deputy of Legislation and Policy for former Los Angeles Councilmember Mike Hernandez, where he managed the legislative and planning staff. He began his career as a community organizer, over twenty years ago in East Los Angeles.

RELEVANT PROJECTS

- **California Natural Resources Agency-Urban Greening** | *CalFire* | City of Baldwin Park
- **Prop 64 Public Health and Safety Program** | *Board of State and Community Corrections and Culture* | County of San Benito
- **LA County Parks and Recreation Prop Competitive Grant Fund Open Space** | *Los Angeles County* | City of Maywood
- **LWCF Grant** | *California Department of Parks and Recreation* | City of Berkeley
- **CalFire Urban Forest Improvement and Expansion Grant** | *CalFire* | City of Maywood
- **Statewide Park Development and Community Revitalization Program (SPP)** | *California Dept. of Parks & Recreation* | City of Baldwin Park
- **Statewide Park Development and Community Revitalization Program (SPP)** | *California Dept. of Parks & Recreation* | City of Bell
- **Project Proposal Requests for federal funding through the FY23 Appropriations process** | *Congresswoman Grace Napolitano – Community Project Fund* | City of Baldwin Park
- **Los Angeles County Open Space District, Maintenance, Operations and Excess Funds (MS&E) Grant** | *Los Angeles County* | City of Baldwin Park
- **Measure A – Facility** | *Los Angeles County Regional Parks and Open Space District Measure A – Facility:* | City of Bell
- **Community Benefit Grant Program** | *Kaiser Permanente* | City of Baldwin Park
- **State Budget Request for Community Projects** | *Assemblywoman Blanca Rubio–State Budget Request* | City of Baldwin Park
- **Urban Greening Grant** | *California Natural Resources Agency* | City of Baldwin Park
- **Summer Concert Grant** | *Los Angeles County Department of Arts* | City of Maywood
- **SPP Prop 68 Round 4** | *State of CA, Department of Parks and Recreation* | City of Baldwin Park
- **Southern California Association of Governments (SCAG)** | *Sustainable Communities Grant* | City of Maywood
- **SPP Prop 68 Round 4** | *State of CA, Department of Parks and Recreation* | City of Baldwin Park
- **SPP Prop 68 Round 4** | *State of CA, Department of Parks and Recreation* | City of Berkeley
- **Clean California Local Grant Program** | *Caltrans* | City of Maywood



Project Elevate Retail Mixed-Use Master Plan | Elk Grove, CA

2b + prior relevant experience

els + **E** **M** **C**



NewPark Specific Plan | Newark, CA

+ prior relevant experience
civic projects





Veterans Memorial Senior Center | CITY OF REDWOOD CITY

ELS is collaborating with the City of Redwood City Parks, Recreation, and Community Service Department on the \$61M construction of a new, 46,000 sf Veterans Memorial Building in Red Morton Park. The project provides new educational, fitness, and recreational resources for the community while preserving and expanding valued green space in Red Morton Park. It will feature exhibition space honoring local veterans and NFL alumni of Northern

California, including interactive displays and rotating exhibits.

The naturally ventilated buildings are targeting LEED Platinum and Zero Net Energy, following an innovative approach using solar chimneys, hydraulic piping, thermal mass, solar mitigation, and daylighting strategies. A robust community process, including a traffic calming study, engaged neighborhood and stakeholder groups in developing

the design approach. The new facility has an active pedestrian promenade enlarging the amount of walkable space in Red Morton Park with updated landscaping of native plants including 100 newly planted trees, permeable paving, and bioswales. This project, currently in construction, is the winner of the all-electric leadership award for 2021 from Peninsula Clean Energy and the New Buildings Institute.



Newark Civic Center Master Plan Concept | CITY OF NEWARK

ELS, together with its design-build partner, envisioned this reorganization of Newark's existing civic center site and buildings, starting with the demolition of the old city hall and inserting the necessary components of a modern civic campus. Our work called for three new, ground-up structures (city administration, library, and police department). This work also sought to relocate the library following the conversion of its existing historic shell to other uses.

For this effort, we focused on the quality of the user experience, with efficient vehicular and pedestrian circulation complemented throughout by paving materials that offered variations in color and texture. We raised the building pads of the three new structures by 1.5 feet to eliminate the expense of off-hauling site soils; this also served to enhance the civic presence of the library and administration buildings along the adjacent boulevard and sidewalk

while facilitating a pleasing entry sequence. For the project's three new buildings, we proposed a chassis-based modular structure system that offered numerous benefits including reductions in cost, waste, and noise.



NewPark Specific Plan | CITY OF NEWARK

The NewPark Specific Plan, developed in collaboration with EMC Planning Group, charts a course for a new, mixed-use urban center surrounding a revitalized regional mall. ELS' strategy transforms vast parking lots into mixed-use parcels, streets, and plazas that support and enhance the core retail asset and deliver public amenities currently unavailable in Newark. Key to the plan is the reimagining of the mall anchors into retail and

entertainment destinations that drive circulation in and outside the mall.

Each parcel was designed with the flexibility to respond to changing market forces, supporting a variety of configurations. The plan strategically focuses development opportunity to create a critical mass that can catalyze the larger commercial district.





Brentwood Innovation Center | CITY OF BRENTWOOD

ELS worked with Brentwood city officials and EMC Planning Group to masterplan this 300-acre project geared toward use as a next-generation town center and mixed-used development.

Our vision makes the most of connections to existing lifestyle, retail, and residential areas while harnessing the multi-modal potential of nearby bicycle and pedestrian trails, a planned BART station, and two freeway exits. Our

vision seamlessly weaves the existing streets of Brentwood through the site, linking future employers and employees with established shops, grocery stores, schools, theaters, new homes, and direct connections to parks and trail systems.

Parcel sizes are flexible, aimed at accommodating employer preferences. The development is attractive to a variety of life science/medtech and mixed-use developers and

represents one of the few remaining shovel-ready properties of this scale in the entire San Francisco Bay Area.

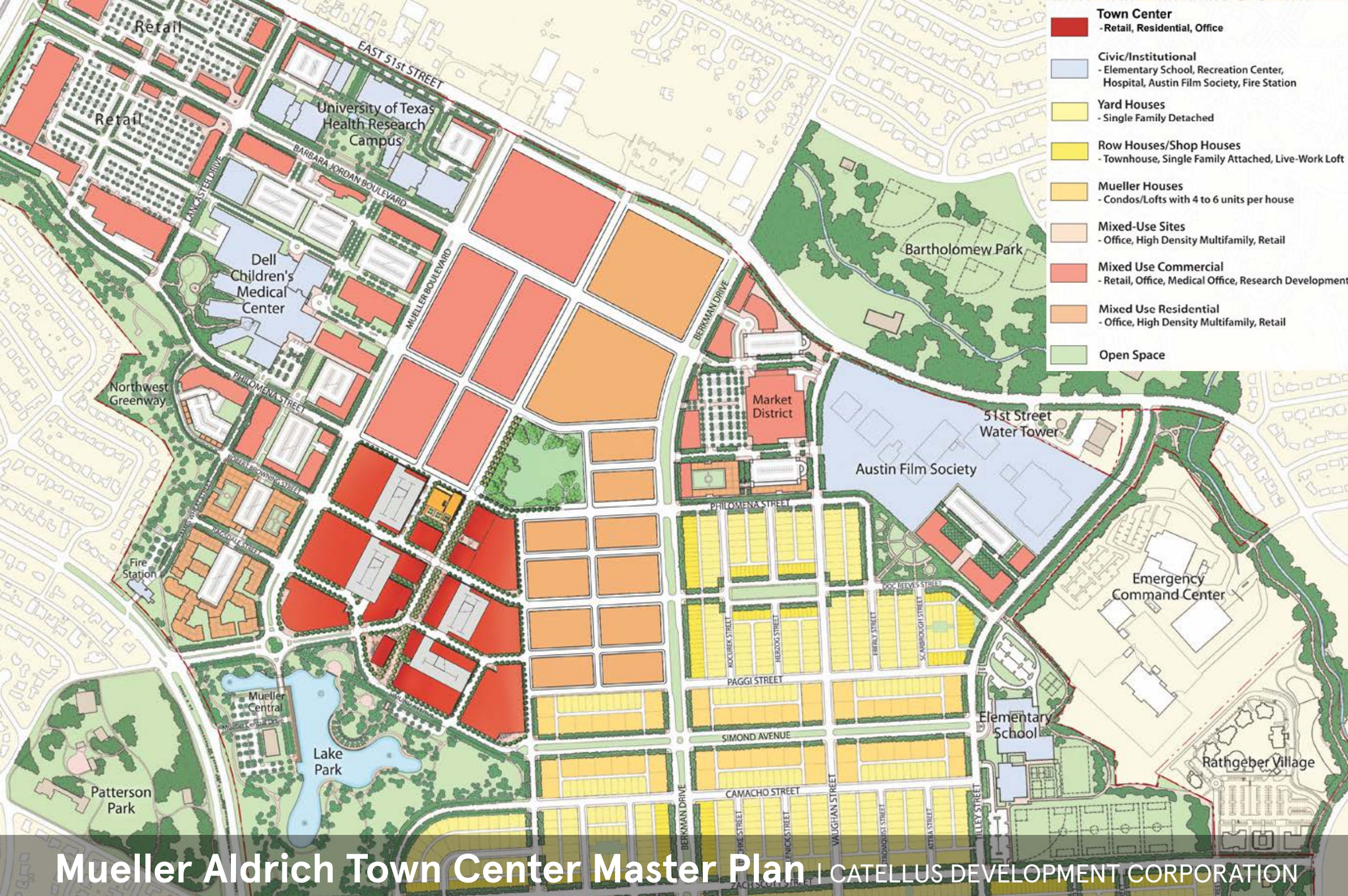




Millbrae Recreation Center | Millbrae, CA

+ prior relevant experience
recreation projects





Mueller Aldrich Town Center is the commercial and social center of the broader 745-acre redevelopment of the Mueller Airport in Austin, Texas. ELS worked with Catellus to develop a pedestrian oriented, mixed-use district with an experiential main street bridging the Urban North Park to the regional destination Lake Park at the south. After organizing the street and block structure, ELS master planned each block with

detailed plans for various housing, office, retail, and entertainment uses that Catellus then used to entice, and negotiate terms with third party developers such as Amlis and Shorenstein. The blocks were designed to accommodate both wrapped and podium garage configurations. The sustainably designed, LEED ND Gold certified mixed-use district has been developed over time with multiple architects. ELS provided the planning for many

of the developments, ensuring that the building program developed by third party developers contributed to the life on the street and other overarching goals of the development.

Following the conclusion of our master plan services on the Town Center, ELS collaborated with a local architect to design the four-story, 275,000-sf Austin Energy Headquarters, which was ultimately certified LEED Platinum and WELL Platinum.



Millbrae Recreation Center | CITY OF MILLBRAE

Following the destruction of a previous recreation center in a 2016 fire, its swift replacement was one of the Millbrae City Council's highest priorities.

This social and recreational resource occupies the same, park-adjacent site as its predecessor; at 23,500 sf, it is 5,000 sf larger than before. Design and construction, at a cost totaling \$28MM, were fast-tracked through a design-build model. The facility holds a licensed preschool, fitness classes,

and seniors' activities, with a spacious and flexible grand room supporting an array of community events and boasting great natural daylight and views of the park and San Francisco Bay. A roll-down door allows the community room and kitchen to be used after hours, even when the rest of the building is closed.

This project is the recipient of a National Award of Merit from the Design-Build Institute of

America's Western Pacific Region, in the Civic/Assembly category.





Berkeley High School Extension | BERKELEY UNIFIED SCHOOL DISTRICT

The new athletics and aquatics complex at Berkeley High School enlivens the urban campus and encourages after-hours use by students and community members. Located on a narrow site at the edge of campus, the addition completes a central quadrangle envisioned as part of the school's 1930s-era master plan. ELS' work includes a gymnasium, a 50-meter indoor pool, dance studios, a student union and dining hall, a library, offices,

and a college counseling center. ELS designed the addition to take maximum advantage of daylight, exceeding state energy standards. The gym and pool areas feature large clerestory windows and the north side of the library's reading room is fully glazed. The project also emphasized recycled and renewable materials, low-emission glazing, and the use of energy-efficient equipment.

This project's honors include an Award of

Excellence from AIA California, a Merit Award from AIA East Bay, an Innovative Architecture and Design Award from *Recreation Management Magazine*, and the President's Award from the Downtown Berkeley Association.



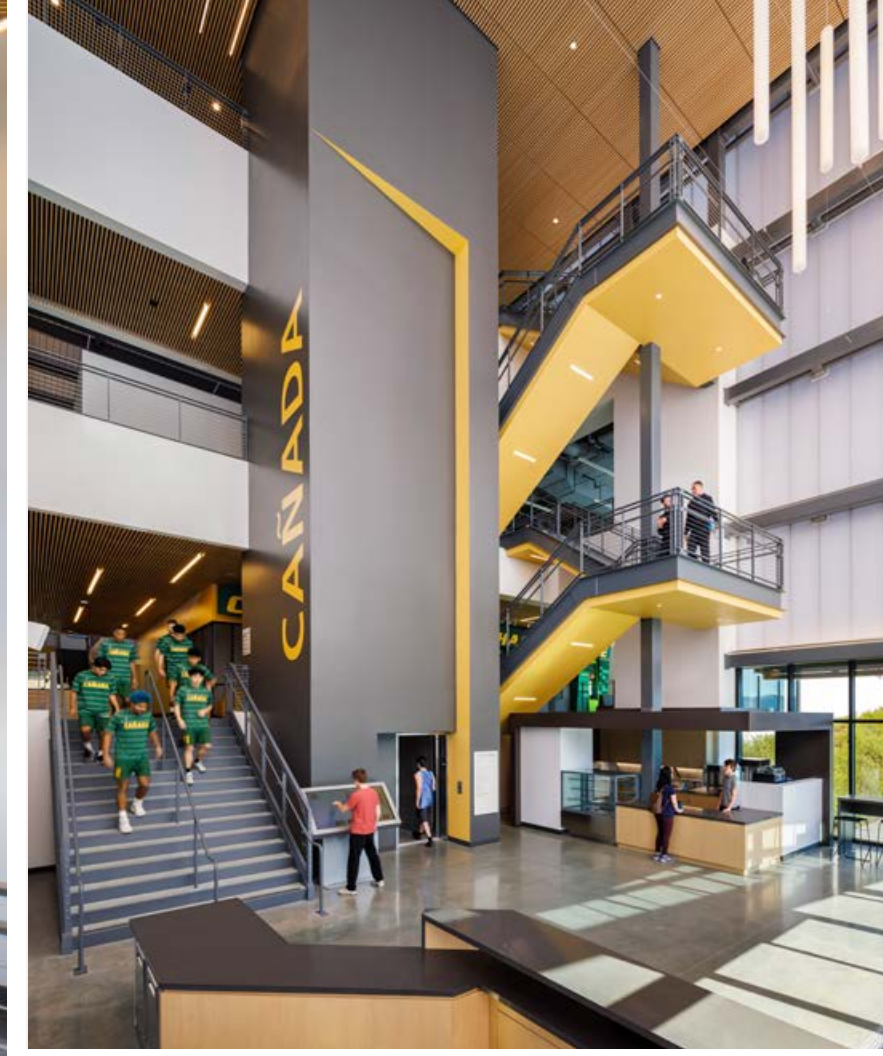


Cañada College Wellness Center | SAN MATEO COUNTY CCD

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

women's basketball and volleyball teams. It offers a membership option for the general public, making it the only public pool available in Redwood City. Cantilevered 30 feet over its hillside location, the facility is marked by a three-story-translucent lightbox that provides natural light by day and illuminates the core by night. Located in a Wildland-Urban Interface, the building uses discreet fire-safety solutions including infrared flame-detectors.

This project has received awards from AIA San Mateo County, AIA East Bay, Community College Facility Coalition, DBIA Western Pacific Region, Silicon Valley Business Journal, ENR National and ENR California, among many others.





Grand Theatre Center for the Arts | Tracy, CA

+ prior relevant experience
historic projects

els +   



San Jose Civic | TEAM SAN JOSE/CITY OF SAN JOSE

Built in 1936, the San Jose Civic (formerly known as the City National Civic, among other names) is a Spanish Mission-style, dual-level venue that historically hosted a wide range of civic events, including performing arts, conventions, city dances and general assembly. Retaining the building's historic character, ELS renovated the Civic to feature 3,000 seats in concert form (or 500 seats in banquet form), four meeting rooms for 110

seats, five food and beverage concession spaces, restroom improvements, as well as improvements to the 380-seat Montgomery Theatre that is home to San Jose Children's Musical Theater. Much of the rehabilitation was completed while the theater remained in operation.

Officially reopened, the Civic continues its tradition as the favored concert venue for Silicon Valley under the promotion of Nederlander

Concerts and provides a major program venue for the McEnery Convention Center directly across on San Carlos Street.





César Chávez Community Center | CITY OF RIVERSIDE

For this important community landmark, ELS is overseeing essential upgrades that will ensure the vitality of the site for generations to come. Originally comprising a public school and a vocational building, the complex was designed in the Spanish Colonial Revival style by prominent Los Angeles architect John C. Austin and built in 1928. Today, this community center hosts numerous non-profit organizations, with original classrooms now used

for instruction in dance, music, and the visual and performing arts, along with office space for local non-profits and a community meeting room. Our goal is to support these uses by upgrading the overall experience, reverse prior non-historic modifications, and enabling new, revenue-generating programming opportunities.

All in accordance with the Secretary of the Interior's Standards for the Treatment of Historic

Properties, our scope has included upgrading the auditorium in support of more live performances, making ADA improvements, and replacing exterior windows; we are also modifying the classrooms to address their specific uses, along with upgrades to the fire protection and HVAC systems and installing new lobby seating areas.





Lisser Hall | MILLS COLLEGE AT NORTHEASTERN UNIVERSITY

The renovated historic Lisser Hall provides state-of-the-art academic teaching facilities for the dance, theater and digital arts departments, with three flexible venues available for community rentals. The building renovation included a complete seismic retrofit and created a fully accessible facility with a new elevator, stage lift, entry ramp and restrooms.

A new 2,000 sf deck overlooks Leona Creek and provides an outdoor gathering space for students. Located at the heart of the campus, the renovated Lisser Hall serves as an interdisciplinary center, activating student use by hosting a wide range of lectures, readings, performances, conferences and community events.

This project won a Preservation Design Award from the California Preservation Foundation.





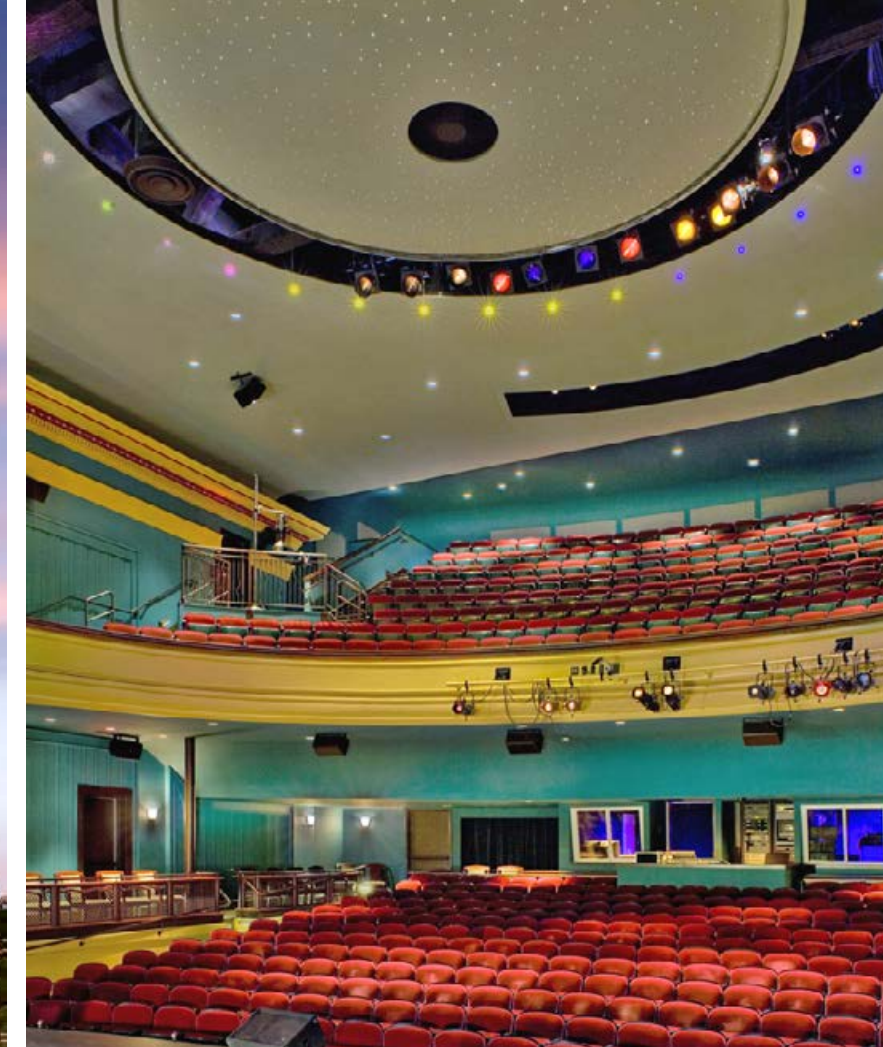
Grand Theatre Center for the Arts | CITY OF TRACY

The Grand Theatre Center for the Arts integrates several restored buildings on half a city block into a new arts complex, which includes a 560-seat proscenium theater, a 100-seat black box theater, dance, visual arts, and music studios, and art galleries located in former street front retail spaces.

The former spaces between the buildings have been captured as programmed space to create a new lobby lit by skylights. Rather than seeking a

unifying design vocabulary, each building expresses its individual character, maintaining the rich variety and personality of a downtown that feels attractively authentic.

This project won a Preservation Design Award from the California Preservation Foundation and a California Heritage Council Award.





Brentwood Innovation Center | Brentwood, CA

3 + references

els + E M C

References

Below are references for work performed by ELS within the past 10 years.

SUZI FURJANIC

**Parks Planning Manager,
City of Santa Ana**
sfurjanic@santa-ana.org
714.571.4241

Memorial Park Aquatics Center & Master Plan City of Santa Ana

ELS+SWA are working with the City of Santa Ana to provide concept planning for a new aquatics facility and master plan for Memorial Park. Dedicated in May 1950, this is a 16.3-acre city park located near the city center, surrounded by single-family homes. It currently holds ballfields, a concession/restroom building, basketball courts, courts for volleyball and handball, areas for fitness equipment and a playground area, a band shell and lawn areas, and the city’s largest municipal swimming pool, from 1956. The project will provide a strategic method of redevelopment for Memorial Park, including rebuilding the aquatics facility.

The project scope is currently projected to include rooms for public events and fitness training, a splash park, sports courts (for basketball, volleyball, hand ball, pickle ball), and areas for fitness equipment, picnicking, recreation, and concerts. The new pool will measure 25 feet by 50 meters, with a maximum depth of seven feet. Our low-rise design for this project draws on the residential typologies found throughout the adjacent neighborhood while its sawtooth roof line pays tribute to the area’s agricultural past.

CHRIS BETH

**Retired Director of Parks, Recreation, and Community Services,
City of Redwood City**
chrisbeth13@gmail.com
650.333.8803

Veterans Memorial Senior Center & Joint YMCA City of Redwood City

ELS is collaborating with the City of Redwood City Parks, Recreation, and Community Service Department on the \$61M construction of a new, 46,000 sf Veterans Memorial Building in Red Morton Park. The project provides new educational, fitness, and recreational resources for the community while preserving and expanding valued green space in Red Morton Park. It will feature exhibition space honoring local veterans and NFL alumni of Northern California, including interactive displays and rotating exhibits. The buildings are naturally ventilated and are targeting LEED Platinum and Zero Net Energy. The innovative approach includes solar chimneys, hydraulic piping, thermal mass, solar mitigation, and daylighting strategies. A robust community process, including a traffic calming study, engaged neighborhood and stakeholder groups in developing the design approach. The new facility has an active pedestrian promenade enlarging the amount of walkable space in Red Morton Park with updated landscaping of native plants including 100 newly planted trees, permeable paving, and bioswales. This project is the winner of the all-electric leadership award for 2021 from Peninsula Clean Energy and the New Buildings Institute.

CHRIS DELA ROSA

**Vice President,
Ohlone College**
cdelarosa@ohlone.edu
510.659.7307

Ohlone College Facilities Master Plan Fremont & Newark, CA

ELS, in conjunction with SWA and NeuCampus Planning, performed facilities assessments (including space utilization and physical condition reviews) at the College’s original Fremont Campus and the more recent Newark Center, noting where existing buildings can be modernized in addition to identifying key areas for enhancement; we also proposed the addition of a new student housing project—the first such development for Ohlone College. We identified growth opportunities related to financing, diversity, and community engagement, looking closely at post-pandemic enrollment alongside the area’s evolving demographics and challenging costs of living. By helping Ohlone forge new connections among its adjoining cities, we have worked to expand the College’s reach by identifying programs and partnerships that would be mutually beneficial for the College and those cities, including sharing agreements and on-campus commercial uses. We also explored methods to appeal to non-traditional students and to develop a greater emphasis on continued learning and enrichment programs.

TERRENCE GRINDALL

Former Assistant City Manager, City of Brentwood
terrence4newark@gmail.com
510.936.3670

Brentwood Innovation Center
City of Brentwood

ELS worked with Brentwood city officials and EMC Planning Group to masterplan this 300-acre project geared toward use as a next-generation town center and mixed-used development.

Our vision makes the most of connections to existing lifestyle, retail, and residential areas while harnessing the multi-modal potential of nearby bicycle and pedestrian trails, a planned BART station, and two freeway exits. Our vision seamlessly weaves the existing streets of Brentwood through the site, linking future employers and employees with established shops, grocery stores, schools, theaters, new homes, and direct connections to parks and trail systems. Parcel sizes are flexible, aimed at accommodating employer preferences. The development is attractive to a variety of life science/medtech and mixed-use developers and represents one of the few remaining shovel-ready properties of this scale in the entire San Francisco Bay Area.

HAZEL WETHERFORD

Deputy City Manager, City of Dublin
Hazel.Wetherford@dublin.ca.gov
925.833.6650

Downtown Dublin Preferred Vision
City of Dublin

The City of Dublin selected ELS in partnership with Urban Field Studio, to develop an actionable urban design plan for their downtown. The resulting Preferred Vision includes a new and extensive street grid network, including a main street experience, a new town square, and a mix of supportive land uses such as retail, office, hotel, and residential. The plan will create a focal point and sense of place for the surrounding community. The district is anchored by a town square, a one-acre park envisioned with surrounding shops and restaurants. Featuring open space designed for activation, the town square could host classes, concerts, movies, markets, and other events. Surrounding the square, a new street grid breaks down existing blocks into smaller, more walkable segments, lined with active ground-floor uses. The mixed-use format of the proposed downtown helps diversify the economic base of the entire district, inviting a range of activity and creating the flexibility to endure changing economic conditions. The Preferred Vision reflects influence and support from both private and public sectors and will guide future development, elevating the City's ability to be a regional destination for jobs, housing, and cultural activities. The project received an Award of Merit in Urban Design from the APA California Northern Chapter – Northern Section, 2022, and an Honor Award from the AIA California Urban Design Awards, 2021.

Samples of Past Work**BRENTWOOD INNOVATION CENTER**

<https://www.brentwoodca.gov/home/showpublisheddocument/6558/638061902855700000>

innovatebrentwood.com

MEMORIAL PARK AQUATICS CENTER & MASTER PLAN

<https://tinyurl.com/5n8xudy7>

OHLONE COLLEGE FACILITIES MASTER PLAN

<https://tinyurl.com/237frbbc>



Lisser Hall Historic Renovation, Mills College at Northeastern University | Oakland, CA

4 + proposed methodology



Proposed Methodology

Project Understanding

In planning for the future of its civic campus, the City of Gilroy has something that many municipalities in similar circumstances do not: a large amount of consolidated, amenity-ready land in an ideal, community-friendly location. Several newer facilities can remain on site, helping to reduce overall costs; the City will also benefit from a wonderful and historic community gym (at the corner of Church St. and W. 6th) that could easily anchor the site's corner. Retaining these existing structures will support the project by averting the unnecessary release and replacement of their embodied energy. Another asset comes from the subdivision of the project area by Hanna Street, which offers a chance to capture land for development and/or to improve site access.

Like many sites that are built up over decades, the Civic Center has a significant opportunity to expand the space available for development by consolidating and simplifying the parking areas. While any new uses are likely to increase the overall parking count, the current seven-lot parking configuration is highly inefficient and can be streamlined so that land can be given back in return for uses that reflect best practices in strategic development.

In short, we're excited by the many assets of Gilroy's existing civic center and we're ready to focus more deeply with your team on creating an ultra-functional, community-oriented site that will streamline the city's administrative operations while also becoming a destination for residents and visitors alike.

ELS Architecture and Urban Design and **EMC Planning Group** have joined together to bring their combined history of design, planning and environmental experience to assist the City of Gilroy in advancing its vision on a new community-centered vision for the Gilroy Civic Center. The team is ready to provide an updated, comprehensive Civic Center Master Plan (superseding the 2002 adopted plan) that will create a clear vision, an action plan, a timeline, and a financial strategy in order to meet the City government's administrative and operational needs through City build-out while also meeting the needs of the Gilroy community. Joining the ELS/EMC team will be a group of key experts to assist in planning, financing assessment, and environmental planning. Our all-Bay Area team is available to start upon selection and is well positioned to see the Civic Center project through by designing a buildable vision. We can also providing guidance to the City as it moves forward with subsequent steps, including the selection of a delivery method and consultants, advising on a general obligation bond, and issues surrounding land use, infrastructure, and urban design.

We are very excited to have on our team **Larry Tramutola**, one of the state's foremost experts in getting bonds passed through the election process. His firm, Tramutola, was established almost 40 years ago to help public entities plan for and pass bond and parcel tax measures. The firm provides specialized advice related to tax election feasibility, timing and sequencing of elections, planning, and communications that build community support. Tramutola has helped public agencies of all sizes and demographic profiles pass local revenue measures through effective strategies, a grassroots approach to community outreach, and most importantly, thoughtful and candid political advice. Larry has worked collaboratively with our clients to plan for and win 400+ local tax elections in California leading to \$50 billion in new revenue for community facilities (schools, hospitals, recreation centers, senior centers, services, and programs). Especially when super majority votes are required, success demands individualized attention and often training of local citizens.

In addition to Larry Tramutola, our team is composed of firms that are specific to the challenges presented by the Gilroy Civic Center. Those consultants include:

- **SWA Group** is an internationally celebrated firm that has designed some of the most striking civic landscapes of the last half century. ELS and SWA have been teaming up on projects for the last 30 years and are currently performing numerous important civic projects together.
- **Hayat Brown** has 12 years of experience helping municipalities navigate the complexities of private-public-partnerships while determining which delivery method is best for each project. Their real estate advisory services guide clients through all stages of the early process, from feasibility and financial structuring to transaction execution.
- **Hexagon Transportation Consultants** brings years of experience working in Gilroy and with EMC on planning and environmental issues. Hexagon provides services in all major aspects of transportation planning and traffic engineering. Their years of community relationships will be a huge asset for our team.
- **BKF Engineers** has been in the Bay Area for over a century, diligently guiding projects from their initial stages of due diligence and feasibility to project designs and permitting approvals and concluding with construction and implementation. Their diverse project portfolio, combined with innovative design solutions and extensive local experience, will allow them to start the project with a large base of knowledge that benefits the whole team.

- **Brightworks** offers deep experience and time-tested approaches to the process of leading project teams through LEED certification. They've successfully certified 600+ LEED projects by setting clear goals, identifying practical strategies for achieving them, and providing the content-expertise and project management follow-through needed to support and document those strategies.
- **Mark Hulbert** and ELS have teamed on important historic projects such as Riverside's Cesar Chavez Community Center. As a preservation architect, Mark combines thorough knowledge of historic structures with an understanding of project delivery in today's cost climate. He identifies practical solutions for revitalizing historic structures targeting long-term use and durability.
- **Cumming Group**, founded in California in 1996, is a leader in providing project consulting services to the A/E/C industry, including cost and project management, planning and scheduling, and construction dispute resolution. Cumming Group's cost team is one of the largest providers of cost estimating and management services in the country, including a skilled team of in-house MEP cost specialists. ELS teams frequently with Cumming so that our projects can benefit from their extensive knowledge of local construction pricing and the nuances of market conditions.

We have also brought on the experienced teams of **Forell/Elmesser** and **Guttman & Blaevoet** to provide structural and MEP assessments, respectively, for the existing buildings, to provide systems recommendations for renovations and new buildings (with a focus on achieving and maintaining embodied energy efficiency), and to identify the most sustainable systems for long-term operation and ownership.

Throughout our history, ELS has focused on "putting the pieces together," that is, designing places and spaces that bring community interests together for the benefit of all stakeholders. ELS' award-winning land-use planning and urban design practice is dedicated to sensitive, efficient, buildable place-making solutions designed around a flexible framework that can be built as a single development or over time in phases. In our experience, a master plan that is informed by a broad spectrum of voices can help navigate all manner of challenges and opportunities, delivering an authentic and endearing place. This is especially important for the Gilroy Civic Center, given the numerous City departments, civic entities, and community stakeholders that must each have a say in the site's future.

ELS' national reputation for successful design and sensitive, context-based planning is formed from years of working with municipalities across California and the nation, developing enduring civic and master

plans that stand the test of design due to their timeless aesthetic and flexibility that allows the future and the present to coexist. ELS' urban design work includes collaborations with public clients on projects including: the City of Sunnyvale's Downtown Plan, which transforms a historic main street and a failing mall into a mixed-use, transit-oriented district; the Midtown Study for the City of Fort Collins, Colorado, where we proposed the revitalization of an aging retail corridor; and Mueller Aldrich Town Center, in Austin, Texas, where our master plan for a former airport led to a locally inspired, 1.3-million-square-foot mixed-use neighborhood. These experiences serve your project well, in that the Gilroy Civic Center should do more than simply provide services—this should be a true city center that, through daily use by numerous user types, acts as a community asset. Our 50+ years of experience in urban design gives us a deep understanding of how community spaces succeed. Our experience also helps ensure that the land use and infrastructure can create an armature of economic, operational, and environmental health.

EMC Planning Group is an interdisciplinary land use and environmental planning firm that has assisted cities, counties, and special districts with environmental and planning consulting services for the past 46 years. Established in 1978, EMC Planning Group began writing EIRs for Monterey County, and over the past 46 years has grown to provide a wide variety of planning and environmental services. The firm's environmental staff assists public agencies with preparation of environmental documentation in compliance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), obtaining various regulatory permits from regional, state, and federal agencies for capital improvement projects, and conducting technical site assessments. Our land use planners provide support to public agency planning departments by reviewing and processing development project applications ranging from conditional use permits to large annexations and subdivisions, and are capable of providing long-range planning services such as preparing general plan updates and implementation measures, specific plans, master development plans, housing element updates and pro housing designations, and are experienced with grant writing for public improvement projects.

STAFFING PLAN

For our staffing plan, please see the Fee Proposal in Section 6. For the availability of key staff, please see the team organization chart and resumes in Section 2.

LOCAL DESIGN GROUNDED IN COMMUNITY

The ELS/EMC team believes in grounding planning and design solutions in sustainable design principles. We must take advantage

of any assets already in place while simultaneously addressing real-world financial and technical shortcomings. This will afford the Gilroy Civic Center a positive identity and create a new, unique community space with expanded outdoor public spaces to define the site as a place of gathering and service to all users. Key to the success of the modernized Gilroy Civic Center will be a strong sense of place: visitors must know this is a venue for civic purpose and potential. We can achieve this sensibility through careful land planning, a human-scaled civic landscape design, regularized street furniture, a cohesive street scape, and multi-modal, pedestrian-friendly connectivity that allows visitors to easily enter and navigate the Civic Center.

Sustainable financing and authentic placemaking when done right will corroborate each other. We achieve this balance through strategic, open-minded collaboration that, even when a project's vast scale seems to put unique place-making at risk, tackles complex design challenges by prioritizing human-scaled, cohesive community experiences and facilitating a successful transition from planning to building. The Gilroy Civic Center is at such a crucial juncture. We are excited by the opportunity to join and engage with the City to preserve the integrity of the civic functions and make it stronger and more resilient as we redesign it towards a true community home.

A sensitive understanding of Gilroy's growing, vibrant community will be key to this project's success. Gilroy's crossroads location between Silicon Valley and our state's agricultural heartland gives it a unique socio-economic mix not often seen elsewhere in the region. The city's demographics are marvelously diverse, with a bedrock Latino community that contributes immeasurably to the cultural landscape, as reflected in countless ways including commerce, cuisine, festivals, and art. The city's parks, climate, viticulture, and proximity to the Santa Cruz Mountains have made it a destination for families and others seeking a calm, balanced, outdoor-friendly lifestyle where the Californian lifestyle comes to life. The ELS/EMC team sees these qualities as essential to shaping the Civic Center modernization.

The ELS/EMC team is an ideal fit for the Gilroy Civic Center Master Plan because the team blends local knowledge, technical capacity, and similar experiences with cities hoping to enhance their communities through great urban projects. The ELS/EMC team can help you make the Civic Center master plan a viable, long-term success by streamlining city services and creating a new centerpiece for Gilroy's remarkable growth.

Project Approach

The ELS/EMC team with SWA Group's landscape architects will collaborate on urban design, architectural design, environmental/CEQA analysis, financial feasibility, and landscape and urban design,

marrying EMC's extensive community and environmental planning specialties with ELS and SWA's expertise in creating great urban spaces. At the core of each of our practices is the innovative design of buildable, authentic places balanced by real-world financial solutions. Our team's management style is thorough, hands-on, and rooted in community decision making. The planning effort will consist of many voices. Our goal will be to give each voice a role in shaping the future of the Gilroy Civic Center.

Below we will focus on this project's most essential, character-defining issues and identify how they will support our work on the Gilroy Civic Center Master Plan:

Master Planning the Public Realm

The largest scale at which we work—cities and districts—are planned to encourage the celebration of the public realm. Working at this scale, we look at economics, placemaking and redevelopment strategies to create vibrant, memorable districts that people love returning to again and again.

We will work closely with the City, community members and other stakeholders to understand the aspirations for this important site, focusing on creating public spaces that accommodate a variety of social environments (large groups, small groups, couples, families, singles, youth, seniors, etc.) increasing the relevance of the place for the community and encouraging diversity among the people it attracts. Gilroy is a family-oriented city, and the needs of children must be reflected in the Civic Center vision, whether through dedicated play areas, water features, or other child-focused amenities.

We believe that the Civic Center modernization should promote a sense of arrival and an awareness that one has entered a pedestrian, civic, slow-driving district where the community takes priority. We also believe that identifiable, safe, reliably available parking is crucial to the success of any large development. The project team will assess current and future parking needs with respect to different development strategies. We will present case studies drawn from our work with other appropriate cities facing similar challenges.

Place-Sensitive Design

A comprehensive approach to urban design includes an active pedestrian realm, a signage program that ties the district together, architectural design that is timeless, and sculpture, murals, and other artwork as an integral aspect of planning.

The modernized Civic Center has an ideal location that could make it a green oasis within its broader district, more so given Gilroy's warm year-round climate. The creation of great spaces requires a strategic framework process that prioritizes a shared vision and public

advocacy for the plan. To that end, our consultant team will collect and analyze local data, present a variety of opportunities, prompt discussion around those ideas, foster openness and debate, identify new opportunities, and create a publicly driven resolution for the future. As the plan is implemented, our understanding of funding options and project delivery will influence the plan and its phasing, requiring consistent input and support from the community. The strategic framework must introduce this notion of engagement while establishing a process for amendments to the vision. The result will be a plan that is locally sourced, credible, flexible, advocated for by the community, and most importantly, unique to its people and place.

Phasing to Achieve Results

We will create a phased plan that is grounded in constructability, with results that can be developed.

The ELS/EMC team is experienced in phasing master plans in ways that encourage the best future outcome with the fewest disruptions possible. This comes from a strong understanding of constructability, City goals for each department, and scheduling. That includes fostering a level of flexibility that facilitates the most cost-efficient construction types and timelines. This is achieved through a detailed understanding of each city department's needs, the way each department can move, how the site parking can be shifted over the development timeline and how to maintain a civic front door over the entire construction timeline. Included in this is the allowance for different parking strategies, a clear understanding of contractor space requirements, and how the overall economics of the project and potential bond and grant timelines can lead to a speedy timeline for completion.

Identifying a Financial Approach for Success

Project funding will determine the best development route & timeline.

The master plan must be buildable and financeable. The development of appropriate financing strategies has been key to the successful realization of many ELS/EMC projects. That starts with the cost estimate, which, for existing buildings planned for upgrade, must address the highly technical work involved—simple square foot costs are not enough to get an estimate with high confidence. With the master plan and estimates in hand, our experienced team will identify funding options that achieve the City's goals. Bond funding is a long process, and if done with a strong knowledge of the community's political terrain, can be essential for bringing the project to fruition.

Creating a Unique Civic Experience

Unique experiences are core to creating a sense of place. We aim to weave socially engaging open spaces and landscapes into the civic center site to create an identity and opportunity found nowhere else.

Revitalizing the Civic Center site requires creating an active, engaging outdoor environment with an interconnected open space network that improves and expands upon pedestrian and cyclist opportunities. We can lay atop this landscape, a host of civic events, which are central to the life of a city: activities such as a weekly farmers market, regular fairs for art and food, food trucks, outdoor movies in the warm months, and other exciting draws will lead to a perception among residents and visitors that this place is worth checking out year-round.

Fostering Sustainability

Concerns about urban sprawl, traffic congestion, resource depletion and environmental impacts are spurring communities to integrate sustainability into their planning efforts. Sustainable development means considering how current decisions impact the community's long-term economic vitality, quality of life, diversity, resource usage, social well-being and environmental health. When we combine environmental stewardship, resource conservation, community needs, and the principles of new urbanism, we produce innovative development approaches that create value for generations of residents and visitors.

The Gilroy Civic Center can lead in green design by prioritizing sustainability in a range of areas, from improving storm water quality and conserving water to reducing greenhouse gas emissions through environmental policy and green building technologies. The ELS/EMC master plan will include best practices in sustainability, focusing on standards for the selected development team to create the most environmentally friendly development possible, positioning the modernized district as a new benchmark for sustainable growth.

ELS is recognized as a California Green Business and is a participant in the AIA's 2030 Commitment to reduce the operational energy use of our buildings. ELS master planned the 39-acre Mueller Aldrich Town Center, now steadily being built out. Our town center is part of the 700-acre Mueller Development, which earned a Stage 2 Silver certification in LEED's Neighborhood Development Pilot Program. Our Austin Energy Headquarters is also LEED Platinum and WELL Platinum certified. David Masenten, ELS' Principal and Director of Mixed-Use Practice, managed the Emeryville Marketplace Redevelopment, which made history as the first LEED ND Platinum project, while with his previous firm.

Energizing the District

The Civic Center redevelopment will build energy for the community as a gathering space, creating further synergy by emphasizing physical and visual linkages so that the Civic Center becomes key to the larger neighborhood.

The urban design plan needs to address how the Civic Center relates to its surroundings, supporting the neighborhood places it connects to and confirming that it doesn't add to traffic or parking issues. Our urban design approach always looks beyond project boundaries to understand important sightlines and affirming how the new development will fit into the framework of the city.

PROJECT EXAMPLES

The projects summarized below illustrate our team's collective experience in engaging stakeholders for visioning and design input, crafting land use and urban design solutions, generating technical and economic analyses, and integrating these inputs into creative, implementable master plans. The projects also demonstrate the team's deep understanding of public sector work and show how we produce developments that are grounded in place, relevant to the community, and operationally superior. Representative CEQA experience for plan-based projects is also included.

City of Newark NewPark Specific Plan and CEQA. EMC Planning Group and ELS collaborated on the preparation of this Specific Plan, which charts a course for a new mixed-use urban center around a revitalized regional mall. The team's strategy transforms vast parking lots into mixed-use parcels, streets, and plazas that support and enhance the core retail asset and deliver public amenities and activities currently not available in Newark. Key to the plan is re-imagining the anchor tenants into retail and entertainment destinations that drive circulation inside and outside the mall. Each mixed-use parcel has been designed with the flexibility to respond to changing market forces, supporting a variety of office and housing configurations. The plan strategically concentrates development opportunities to create a critical mass meant to catalyze the larger commercial district. ELS' role focused on the urban-design component of the Specific Plan. EMC Planning Group collaborated on and integrated urban design inputs into a comprehensive specific plan providing development flexibility with clear, precise development guidance aimed at facilitating efficient development implementation. EMC Planning Group also prepared CEQA documentation for the specific plan.

City of Newark NewPark Specific Plan Implementation Planning and CEQA. Support Newark's NewPark Specific Plan implementation process, EMC Planning Group is leading a team that includes ELS and technical subconsultants. Our team is responding to Brookfield Properties' proposal of amendments to the approved specific plan and project-specific entitlements to develop two distinct projects: a residential/retail mixed-use site and a commercial retail complex. EMC Planning Group is preparing amendments to the specific plan,

supporting the development review process, and preparing a unified CEQA document that analyzes the combined effects of both projects. EMC Planning Group technical subconsultants are peer-reviewing studies submitted by applicants, while ELS is providing key urban design review support services to ensure that the specific plan amendments and project designs are consistent with the specific plan's urban design vision.

City of Sand City Vibrancy Plan, City Staff Planning Support, and EIR. EMC Planning Group prepared the Sand City Vibrancy Plan and provided City staff with planning support. The Vibrancy Plan, which won an APA Northern California Chapter award, articulates a vision in the City's General Plan to transition the historically industrial West End and South of Tioga districts into a cohesive, vibrant mixed-use community. The Vibrancy Plan is an economic development document that addresses fundamental planning issues relating to land use, circulation, parking, street scape improvements, and aesthetics. Its implementation framework addresses processing and regulatory issues, with strategies for investment in physical improvements and catalyst projects. EMC Planning Group led a public outreach program, prepared the EIR, assisted with acquiring an incidental take permit from the U.S. Fish and Wildlife Service, prepared the project consideration package, and represented the project in front of the City Council. To kick-start the Vibrancy Plan's implementation, EMC Planning Group also prepared rezoning documentation for a portion of the plan area and prepared mixed-use zoning district standards. In addition, EMC Planning Group provided planning support services to the City to process the South of Tioga redevelopment project, which will anchor one end of the Vibrancy Plan area with 356 new residences and a 216-room hotel.

City of Greenfield Walnut Avenue Specific Plan, Planning Services and EIR. EMC Planning Group prepared a specific plan and EIR for the City of Greenfield for a 60-acre project site located north of Walnut Avenue and immediately east of US Highway 101. The specific plan is intended to catalyze commercial and high-density residential uses, respond to the City's economic development needs, and fulfill the community's desire for placemaking amid a community destination. The specific plan allows land-use flexibility within a framework of assumptions regarding development capacity. EMC Planning Group designed and implemented a stakeholder outreach process that included several community meetings and design consultations with affected property owners. EMC Planning Group also prepared an EIR and provided planning support services by preparing staff reports, resolutions and ordinances, and project and CEQA findings.

City of Salinas Travel Center Specific Plan – City Staff Entitlement Support and EIR. EMC Planning Group was retained by the City of

Salinas to provide City staff planning support services and to prepare an EIR for a 62-acre commercial and industrial project at the U.S. Highway 101/Airport Boulevard interchange. Entitlements included annexation, pre-zoning, specific plan, general plan amendment, parcel map and site plan review approvals. Entitlement support services included interfacing with the applicant, reviewing and managing the applicant's specific plan content and preparation process, preparing the annexation application, managing supporting technical documentation, and preparing the project consideration package (staff report, findings, ordinances, and resolutions). EMC Planning Group biologists completed a U.S. Army Corps of Engineers Nationwide Permit and a Central Coast Regional Water Quality Control Board Section 401 Permit to support the applicant's permit process.

City of Atwater Ferrari Ranch Master Plan – City Staff Entitlement Support and EIR. EMC Planning Group provided entitlement management, planning, and CEQA services to the City of Atwater to facilitate development of a 358-acre site adjacent to the City of Atwater. Entitlements included a general plan amendment, pre-zoning, annexation, master plan, vesting tentative map, and development agreement. New development capacity included 191 residential units; 2,494,000 square feet of commercial and business park uses; 667,000 square feet of hospital and medical office uses; and a 20-acre regional park. EMC Planning Group coordinated technical inputs, peer-reviewed applicant technical inputs, prepared the annexation application and managed the LAFCO review process, prepared the project consideration packages (staff report, resolutions and ordinances, project findings, CEQA findings, statement of overriding considerations, mitigation monitoring program, and conditions of approval) and provided substantial input to the applicant's master plan. EMC Planning Group also prepared a comprehensive program EIR.

Town of Los Gatos North Forty Specific Plan EIR. EMC Planning Group prepared an EIR for a mixed-use retail, office, and residential project for the Town of Los Gatos. The EIR focused on traffic and circulation, air quality, greenhouse gas emissions, historic resources, visual impacts, noise, farmland, surface water drainage, biological resources, and schools. The project, anticipated in the Town's General Plan for more than twenty years, led to vigorous public debate on how the specific plan fits within the municipal vision. Other significant public concerns addressed traffic conditions, adequacy of walking and bicycling connections, protection of viewsheds, preservation of historic agricultural ties, and the potential for this project to affect the town's thriving downtown business district

Dunes at Half Moon Bay Specific Plan. EMC Planning Group is currently providing entitlement management services to the landowner for a fifty-acre high-end hotel, high-end RV park and hostel visitor-

serving project on the coast in Half Moon Bay. EMC Planning Group prepared a comprehensive project application, supporting technical documentation, and a draft specific plan. EMC Planning Group is also managing the work of associated technical consultants, representing the project in meetings with the City, responsible agencies, and the Coastal Commission, and participating in the public relations process. Required entitlements include a coastal development permit, rezoning and tentative map. The project is highly controversial given its location on vacant land adjacent to Dunes State Beach and has dealt with the public's perception that it is entitled to its open space and related aesthetic benefits.

Greentree Specific Plan. EMC Planning Group is currently representing the landowner in preparing a specific plan, technical reports, and a project application for a 250-acre infill site in the City of Vacaville. The project includes a mix of senior housing, medium- to high-density housing, and a commercial center. Required entitlements include a general plan amendment, rezoning, tentative map and design review. As a subconsultant to EMC Planning Group, ELS is providing urban design inputs to the specific plan with particular focus on placemaking, non-vehicular connectivity, and commercial center design. EMC Planning Group is also preparing GHG/air quality and cultural resources reports as inputs to the City's CEQA process, and coordinating the work of additional technical consultants whose work also supports the CEQA process.

City of Sunnyvale Urban Design Plan. ELS was engaged by the City of Sunnyvale to update a ten-year-old specific plan for the City's commercial core. ELS staff facilitated a series of six stakeholder workshops, five City staff technical meetings, and fifteen other meetings, including a planning commission presentation and a City Council presentation. Stakeholder groups included residents, business owners, the downtown businesses association, local developers, major property owners, and City agencies. Workshops established a vision for the future and addressed current market forces, future market opportunities, possible public infrastructure upgrades, traffic impacts, and identification of opportunity sites. The urban design plan took shape and evolved concurrently with the workshop process. Ultimately the stakeholder committee voted to approve the plan and recommended it to the City Council. The plan was adopted, and the City revised the specific plan and the zoning ordinance.

City of Fort Collins Midtown Commercial Redevelopment Study. ELS completed an urban design study for the City of Fort Collins, Colorado, recommending improvements to a three-mile bus transit corridor in the midtown commercial core and devising a strategy to revitalize a failing mall. A series of stakeholder and community

workshops informed the design and helped create public support for new residential density and placemaking opportunities.

Mueller Aldrich Town Center Master Plan. In collaboration with the City of Austin and Catellus, ELS facilitated multiple workshops with residents of the community of Mueller, Texas. The public process has had a profound influence on the character, density, and configuration of public space in the town center design. The result is a home-grown urban design plan that sets the stage for a variety of social activities that are dear to Mueller residents. Workshops were first organized to vet larger concepts and build consensus, followed by subsequent workshops dealing with the plan's finer points. The process enabled the community to come together under a common understanding that facilitated the resolution of challenging details. The result is a natural and organic development process, occurring over time, that is enriched by multiple designers and the community.

Telegraph Avenue Design Charrette. Volunteering with the Berkeley Design Advocates, ELS has helped facilitate community workshops, walking tours, two design charrettes, and the final reports for the revitalization of Telegraph Avenue in Berkeley. Telegraph Avenue's legacy is crucial to the identity of the Berkeley community and the history of the movement for free speech. For over a hundred years, Telegraph Avenue has been the gathering place for students, innovators, activists, tourists, and the people that live there. Recently, the street has suffered from neglect and high vacancy rates. These Telegraph Avenue design charrettes have engaged the community, raised awareness of the potential for change, and renewed the energy of public-realm advocates. Charrette participants included community activists, environmental leaders, architects, transit engineers, and politicians, all coming together to identify issues and propose creative solutions. The charrette results represent a collaborative community effort, proactively improving a legacy district.

Project Scope

TASK 1 –PROJECT INITIATION AND PROJECT MANAGEMENT: 2 Weeks/Ongoing

The ELS/EMC Team will prepare a project schedule for the Civic Center Master Plan and implementation from the start of the project through the opening of the new Gilroy Civic Center. The schedule will account for all of the required meetings with stakeholders, Planning Commission and City Council, along with the working group identified by the City of Gilroy.

ELS/EMC will work with City staff to schedule a project kick-off meeting to discuss goals and present the draft schedule for discussion. The team will review a project timeline and plan for frequent check-ins

with City Staff so that we can work collaboratively with all stakeholders to meet the project requirements.

Once the project has been kicked off, the ELS/EMC team will schedule regular coordination meetings with City project management staff, including the Civic Center Development Team (CCDT). Our team will keep meeting minutes for all CCDT meetings. Project coordination meetings are anticipated to be virtual, occurring bi-weekly with the City's project manager. Throughout the process the team will maintain and update a project schedule with key milestones, including City Council and Commission meetings and the CEQA timeline.

DELIVERABLE: Project schedule.

MEETINGS: Kick-off meeting with City staff.

TASK 2 –EXISTING CONDITIONS ASSESSMENT: 5 Weeks

The ELS/EMC Team will carefully review existing conditions and documents to identify site opportunities and constraints. Planning documents will be analyzed for confirmation of the existing situation and to identify all opportunities and necessary alterations. The ELS/EMC team is experienced in facilities assessments and will bring a team of experts to review the existing buildings and prepare a report on conditions along with a recommendation of work needed. The tasks for this phase include:

1. Identify existing land uses and property ownership boundaries, including easements
2. Review of General Plan and Civic Center Master Plans
3. Review General Plan EIR and its relationship to potential changes
4. Research existing environmental conditions
5. Locate and review existing infrastructure information as much as possible; it is anticipated that the City of Gilroy will assist in providing information

DELIVERABLE: Civic Center Existing Conditions and Opportunities and Constraints Assessment.

MEETINGS: One site-walk of all existing facilities to review conditions.

TASK 3–NEEDS ASSESSMENT: 16 Weeks

The ELS/EMC team will bring its robust community engagement team to deliver a process that is inclusive and comprehensive while developing the input needed to advance the project to the design phase. The team will achieve this as follows:

1. ELS/EMC will develop an online survey for user groups;

2. ELS/EMC will develop an online survey for community members;
3. ELS/EMC will prepare workshop materials including graphics, presentations and large-format boards with project information;
4. ELS/EMC will hold five (5) community meetings scheduled in collaboration with the City. These meetings will be provided at different times and in different formats to ensure the largest number of people are able to participate. ELS/EMC will provide Spanish translation as needed.
5. ELS/EMC will participate in a workshop with the Planning Commission once feedback has been received from the stakeholder process. This meeting will give Planning Commissioners the opportunity to hear findings from the process thus far and to provide input on the work to come.
6. ELS/EMC will participate in a workshop with the City Council once the Planning Commission workshop is completed. The team will work collaboratively with council members to discuss options and outcomes.
7. ELS/EMC will participate in a City Council presentation outlining the community and user input, summarize the workshop process, and present the Civic Center Vision Report.

DELIVERABLES:

- Survey results from both community and user surveys.
- Report outlining community outreach meetings.
- Civic Center Vision Report.

MEETINGS: up to ten (10) total meetings, including community meetings, one (1) Planning Commission meeting, and two (2) City Council meetings.

TASK 4–MASTER PLAN DESIGN: 10 Months

Based on what ELS/EMC learned from the existing civic center analysis, stakeholder and community meetings, the team will develop a detailed vision concept for the Gilroy Civic Center redevelopment. This will outline the components of the final master plan and establish which programmatic elements are preferred. With the vision developed, the team will embark on designing at least three Civic Center alternatives that meet the requirements developed in the vision. These will focus on creating a town center and hub of civic activity that connect with the city's broader fabric and position the civic center redevelopment as a new destination. Included in this effort are the following tasks:

- **Land survey:** The team will survey the site to establish an effective base for the project as our work moves into the design phases. This

will include property lines, building locations, utility infrastructure and other site features.

- **Circulation study:** Critical to all site design is an understanding of how the site’s modes of circulation. This includes micro-modal, bike, pedestrian, cars, delivery trucks, and public transit. Site access and circulation review will be conducted to determine the adequacy of the proposed site layouts and to identify access and circulation issues for improvement. This will include a qualitative review of the internal roadway layout and access points to the surrounding roadway system and a quantitative analysis of the anticipated traffic volumes at the site’s driveways. The review will focus on the adequacy of site access points based on overall anticipated trip generation, considering the following:
 - > sight distance and vehicle queues at site access driveways,
 - > driveway locations, traffic control requirements, alignment, and dimensions
 - > on-site layout and circulation
 - > large vehicle access and circulation
 - > pedestrian access and circulation

The circulation analysis of the final site layouts will be included as part of the optional Transportation Analysis completed for the Project’s EIR. This study will be provided as a separate document for Planning Commission review.

- **Parking alternatives study:** The ideal location for parking areas—potentially combining and relocating the site’s existing seven lots into a more efficient lot or structure—will be critical to success of the Civic Center. The team will assess quantity and type, targeting the most efficient parking system for different modes of transportation. Their analysis will estimate the recommended number of parking spaces that should be provided for inclusion in the Master Plan, based on the planned program, count data, City standards, and potential for shared parking.
- **Open space study:** Great civic spaces begin with the creation of an interconnected circulation system and a structure of differently-sized open spaces that share characteristics and sitewide connections. Our study will weigh the benefits of consolidating the program against the desired outdoor amenities and their overall cost. Open spaces resulting from this project will become significant public assets, available to residents year round. They are key to the success of this master plan.
- **Phasing Study and Construction Sequencing Plan:** Our team will explore how to keep facilities open during construction, adopting a phased approach that supports existing buildings, limits overall

disruption, and provides adequate parking throughout the site’s transformation. Based on these findings, the team will make a recommendation for sequencing construction in ways that limit overall disruption to facilities.

- **Site master plan:** The final plan for the project will adopt this consideration for phasing while showing the final build-out of the campus once completed. The master plan will reflect a full integration of sustainable design practices and will ensure that all storm water requirements are met sitewide.
- **Building location alternatives:** Accounting for the varied conditions within and immediately adjacent to the site, the ELS team will develop potential alternate locations and options for facilities based on how the site master plan progresses through construction sequencing.
- **Architecture:** ELS will develop architectural concepts that capture Gilroy’s particular civic identity and values while reflecting sustainable design strategies. The final architectural designs will show exterior building materials, color renderings, and context including parking and landscape.
- **Community outreach:** The ELS team will participate in at least five (5) community meetings to gather input on the vision and design options. The team will keep the public informed on the project’s progress by assisting the City in writing monthly website postings and quarterly articles . The team will prepare surveys that will be coordinated with the other community outreach efforts.
- **Council input:** Once the team has received input from the community and revised our plans and concepts based on those comments, the team will attend a City Council workshop to receive feedback on our progress and provide additional direction.
- **Floor plans:** The ELS team will develop floor plans based on the massing approved through the community and council process. These plans will be developed based on the Task 3 space needs assessment, reflecting departmental aspirations. The team will meet again with individual departments to confirm findings of the needs assessment and to comment on preliminary building layouts followed by a workshop for all departments. The team will deliver a set of approved floor plans and color renderings that show the building entries and other key features.
- **Preliminary landscape plan:** Starting early in Task 4, and working concurrently with ELS, SWA Group will develop landscape plans that incorporate the civic spaces discussed in the needs assessment and public process. These will be scaled and designed to accommodate the types of community events that the City of

Gilroy wishes to hold, and will integrate seamlessly with the master plan and architectural design process.

- **Sustainability:** As a leader in sustainable design, ELS will work with all consultants on a sitewide holistic approach to creating an environmentally conscious campus with the resilience necessary to allow for long-term success. Using LEED Platinum as a baseline, the team will work individually with our building-system engineers to identify the most effective and efficient building operations. The team will develop a conceptual LEED scorecard that shows the best course to achieving LEED Platinum and Net Zero energy consumption.
- **Final site master plan:** Once the above studies and tasks are completed, the team will generate a final site master plan that represents the culmination of the master plan process. During this time, the team will meet with City Council in a workshop setting twice to receive comments and direction.
- **Master Plan Report:** The ELS/EMC team will prepare a final report for adoption by City Council. This report will describe the full planning process and incorporate all relevant documents, including all deliverables listed below. The report will include information on the process and key decision points so that future planners can understand the rationale for our decisions.

DELIVERABLES:

- **Complete Land Survey**
- **3 Land Use Alternative Diagrams**
- **Circulation Study**
- **Parking Alternatives Study**
- **Site Master Plan**
- **Landscape Plan**
- **Open Space Plan**
- **LEED Scorecard**
- **Phasing Plan**
- **Construction Sequencing Plan**
- **Building Location Alternatives**
- **Architectural Building Massing Designs**
- **Architectural Floorplans**
- **Final Site Master Plan**
- **Master Plan Report**

MEETINGS: up to eight (8) total meetings including a departmental workshop, meetings with individual departments and community meetings, three (3) City Council meetings.

Program Environmental Impact Report: 12 Months

The RFP indicates that the City of Gilroy anticipates that preparation of a program EIR may be appropriate CEQA documentation and process for the master plan update. EMC Planning Group will review the draft master plan update, once it is available, and will make a recommendation as to whether a more appropriate process, such as a mitigated negative declaration, would be appropriate. This may depend on how the master plan update treats the historic Wheeler Auditorium. The following scope of work is proposed:

Task A Project Management/Consultation

This task includes coordinating staff, general management and administration, coordinating with City staff, ELS and the consulting team, and providing CEQA consultation for City staff. This includes up to five (5) hours of meetings.

Task B Tribal Consultation

This task includes preparing letters to the tribes offering consultation under AB52 and CEQA. This includes up to two (2) hours of meetings. EMC Planning Group has assisted Gilroy staff with tribal consultation on other projects.

Task C Notice of Preparation

EMC Planning Group will prepare the notice of preparation (NOP) that will be released prior to preparation of the EIR to solicit feedback from public agencies on the scope and content of the EIR in accordance with CEQA Guidelines Section 15082. A draft NOP will be sent as a PDF to the City for review and comment. EMC Planning Group will incorporate any and all comments into the final NOP, which will be provided to the City for their submittal to the State Clearinghouse.

This proposal assumes that the City will post the NOP with the County Clerk and the State Clearinghouse and will send copies to recipients on the City's distribution list. If desired, EMC Planning Group can assist with this effort for an additional fee.

Task D Administrative Draft Program EIR

The administrative draft EIR will include the following sections:

- **Table of Contents:** A table of contents will be included to assist the reader in finding the analysis of different subjects and issues, as well as a listing of tables, figures, and appendices.
- **Introduction:** This section of the EIR will address the purpose of preparing the EIR, the impact methodology, the EIR process, and terminology.

- **Summary:** The summary will include a project description summary, each significant effect with proposed mitigation measures and alternatives that would reduce or avoid that effect, areas of controversy known to the City of Gilroy including issues raised by agencies and the public, and issues to be resolved, including the choice among alternatives and whether or how to mitigate the significant effects.
- **Environmental Setting:** This section will include a description of the physical environmental conditions in the vicinity of the Gilroy Civic Center and the broader built environment. This environmental setting constitutes the baseline physical conditions by which an environmental impact will be determined to be significant. The purpose of this requirement is to give Gilroy's public and decision makers the most accurate and understandable picture possible of the project's likely near-term and long-term impacts. The setting will also include the existing number of employees at the Civic Center and the documented number of visitors.
- **Project Description:** The project description will present each of the components of the master plan update, focusing on those changes that would determine the environmental impacts. Maps, figures and tables will be used as appropriate.

The master plan update objectives will be clearly defined, which will assist in developing a reasonable range of alternatives to evaluate in the EIR and will aid in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project and will discuss the project benefits.

The project description will also include a statement briefly describing the intended uses of the EIR, a list of the agencies that are expected to use the EIR in their decision making, a list of permits and other approvals required to implement the project, and a list of related environmental review and consultation requirements required by federal, state, or local laws, regulations, or policies.

- **Air Quality:** In addition to possible demolition of existing buildings and construction of new buildings, the master plan update has the potential to allow for an increase in the number of employees and visitors to the Civic Center, all of which could result in significant air quality impacts.

This section of the EIR will address whether the project would: conflict with or obstruct implementation of the applicable air quality plan; result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard;

expose sensitive receptors to substantial pollutant concentrations; or result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

- **Emission Modeling:** The California Emissions Estimator Model (CalEEMod) will be used to quantify criteria air pollutant emissions volumes generated from construction activities and from project operational activities. The model assumptions and methodology will be described in the initial study and the modeled results will be presented in appendices of the document. Three model runs will be conducted to quantify: 1) operational emissions under existing conditions; 2) unmitigated project construction and operational emissions; and 3) operational emissions under a mitigated project scenario, if necessary.
- **Air Quality Analysis:** The City of Gilroy is in the San Francisco Bay Air Basin, which is under the jurisdiction of the Bay Area Air Quality Management District (the "air district"). The air district's 2022 CEQA Guidelines provide a framework for assessing air quality impacts from land use projects.

This section of the EIR will first address whether the master plan update would conflict with or obstruct implementation of the applicable air quality management plan. The volume of criteria air pollutant emissions generated, potential generation of and potential exposure of sensitive receptors to toxic air contaminants, and consistency with regional air quality plans will then be evaluated to determine impact significance based on air district thresholds of significance. If significant impacts are identified, mitigation measures will be presented to lessen or potentially avoid impact significance.

Air district documents, policies, and regulatory requirements will be reviewed and a brief description of the air basin's physical and climatological characteristics will be provided.

- **Biological Resources:** With the exception of one residential parcel, the approximately 14-acre Civic Center site is currently a developed, urban area, with minimal habitat for special-status species. The Civic Center does include a substantial number of existing trees that provide habitat for nesting birds, which are protected during the nesting season.

This section of the EIR will address potential impacts to nesting birds and roosting bats that may be protected, applying the Habitat Conservation Plan to the project.

- **Cultural Resources:** The existing civic center is made of up several different buildings: City Hall, City Hall Annex, Wheeler Gymnasium, Police Department Headquarters, Gilroy Senior

Center, Gilroy Library, and four single family residential homes. The Wheeler Gymnasium is the only building that is currently on the Gilroy historic resources list. Some of the older buildings, such as City Hall, the City Hall Annex, and the Senior Center, may be old enough for evaluation to determine whether the buildings could be considered historic, recognizing that the City may have already completed this analysis for other purposes.

According to General Plan EIR Figure 3.5-1, the civic center is in a low archaeological sensitivity zone. There is always the possibility of uncovering significant archaeological resources during ground-disturbing activities.

This section of the EIR will address whether the master plan update would cause a substantial adverse change in the significance of a historical resource or a unique archaeological resource, or disturb any Native American human remains. The scope of work includes obtaining an updated records search of significant historic resources from the Northwest Information Center. Although it is unknown at this time whether the master plan update will include building demolition or alteration, this proposal also includes a budget for the historical evaluation of up to two on-site buildings that may be considered historic and that may be altered or demolished during implementation of the master plan update.

- **Greenhouse Gas Emissions:** In addition to possible demolition of existing buildings and construction of new buildings, the master plan update has the potential to allow for an increase in vehicle miles traveled (VMT) associated with the number of employees and visitors to the Civic Center, all of which could result in significant impacts from greenhouse gas emissions.

This section of the EIR will address whether the project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or would conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

The air district's current Greenhouse Gas (GHG) impact analysis guidance, found in the 2022 CEQA Thresholds for Evaluating the Significance of Climate Impacts from Land Use Projects and Plans, provides that GHG impacts of typical residential, commercial, and office projects can be found to be less than significant if the project is consistent with a qualified plan for reducing GHG emissions. However, the City of Gilroy has not prepared a qualified plan against which consistency of the proposed project can be assessed. In lieu of an available qualified plan, the air district's performance standard-based approach for evaluating impacts will be applied.

The air district has determined that projects which meets the following performance standards would have a less than significant GHG impact: 1) applicant commits to installing no permanent natural gas infrastructure to support the project (the project will be all electric and use no natural gas); 2) the applicant commits to meeting the Tier 2 electric vehicle support infrastructure standards in the latest version of the California Green Building Standards Code; 3) the project energy impacts are found to be less than significant; and 4) the project is found to have a less than significant VMT impact.

The master plan update is not anticipated to include residential, commercial or office uses beyond the civic center office use. Nevertheless, operations of existing and proposed municipal institutional uses would generate GHGs from similar sources as the other noted uses, including vehicular sources and building energy sources. Therefore, the air district guidance is deemed to be applicable for the proposed project.

The proposed project will be reviewed to determine if it meets either or both of the first two performance standards. If not, conformance with these standards will be required as mitigation. The significance of energy impacts will be summarized, as will the results of the VMT analysis, to make a final determination about GHG impact significance.

- **Transportation:** Hexagon will complete a VMT report to be included in the EIR. The VMT report will be completed in accordance with CEQA requirements.

Pursuant to SB 743, the Governor's Office of Planning and Research (OPR) released the current CEQA Guidelines Update (Technical Advisory on Evaluation Impacts in CEQA) in late 2018, which proposes VMT as the replacement metric for LOS in the context of CEQA. In accordance with CEQA, all proposed land use and transportation projects are required to analyze transportation as a component of environmental review using VMT.

Since the City of Gilroy has yet to formally adopt its own City-specific guidelines for the CEQA evaluation of projects based on VMT, the City relies on OPR's VMT analysis guidelines and impact threshold recommendations as they work towards establishing their own guidelines. Thus, for the purpose of this analysis, a VMT assessment will be completed based on OPR's guidelines and the final project information obtained from the site development and review phase.

- **Tribal Cultural Resources:** According to General Plan EIR Figure 3.5-1, the civic center is in a low archaeological sensitivity zone.

However, there is always the possibility of uncovering significant archaeological resources during ground-disturbing activities.

This section of the EIR will summarize the tribal consultation process, further discussed in Task 2, Tribal Consultation, above, and present any mitigation measures that may be determined through that process.

- **No Impacts or Impacts Anticipated to be Less than Significant:** In addition to the environmental topic area discussed above, it is expected that there would be no impact, or that impacts would be less than significant, in the following areas: aesthetics, agriculture and forestry resources, energy, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, utilities and service systems, and wildfire. Each of these topic areas will be evaluated and discussed in this section of the EIR. If it is determined that a significant impact could occur associated with one or more of these topics, a full analysis would be conducted.
- **Cumulative Impacts:** This section will address the project's contribution to cumulative city-wide environmental impacts associated with build-out of the general plan and determine whether the project's incremental effect is cumulatively considerable.
- **Significant and Unavoidable Impacts:** This section will summarize those impacts evaluated in any previous sections that are significant and cannot be avoided if the proposed project is implemented.
- **Growth Inducing Impacts:** This section will discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment.
- **Alternatives:** This section will describe and evaluate a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and will evaluate the comparative merits of the alternatives. Up to three alternatives, including the "No Project" alternative, are included in the budget. The alternatives will be determined in consultation with City staff and the ELS team.
- **Organization and Persons Contacted:** This section will identify all federal, state, or local agencies, other organizations, and private

individuals consulted in preparing the draft EIR, and the persons, firm, or agency preparing the draft EIR.

- **Sources:** This section will include a listing of the sources used in preparation of the EIR.
- **Appendices:** Appendices will be included, where appropriate.

Task E Public Review Draft Program EIR

EMC Planning Group will prepare the public review draft EIR after reviewing and incorporating all City comments on the administrative draft EIR. EMC Planning Group will electronically provide one (1) PDF copy of the public review draft EIR and appendices for the City's use in the distribution process. No hard copies will be provided. The City is also responsible for uploading the public review draft EIR to the City's website. EMC Planning Group can help with this process, if requested.

Task F Administrative Final Program EIR

Upon completion of the 45-day public review period, EMC Planning Group will evaluate the comments received on the public review draft EIR and prepare written responses in consultation with City staff. EMC Planning Group will prepare an administrative final EIR, which will include comments and recommendations received on the draft EIR either verbatim or in summary, a list of persons, organizations, and public agencies commenting on the draft EIR, proposed responses to significant environmental points raised in the review and consultation process, and any other information to be added by the City.

The budget accommodates responding to up to ten (10) comment letters. If the level of effort needed to respond to comments exceeds that amount, a contract amendment may be required.

Task G Final Program EIR

EMC Planning Group will prepare a final EIR, addressing comments by City staff, and provide a PDF copy to the City to provide to those agencies commenting on the draft EIR.

Task H Mitigation Monitoring and Reporting Program

A draft and final mitigation monitoring and reporting program will also be prepared.

Task I CEQA Findings and Statement of Overriding Considerations

EMC Planning Group will prepare draft and final CEQA findings and statement of overriding considerations for review and approval by City staff.

Task J Public Hearings

EMC Planning Group will attend two public hearings, one Planning Commission and one City Council, to answer questions on the environmental analysis and documentation.

Task K Notice of Determination

EMC Planning Group will prepare the notice of determination for the City staff to file with the County Clerk and the State Clearinghouse.

DELIVERABLE: Program Level Environmental Impact Report

TASK 5 – MASTER PLAN ADOPTION: 6 Weeks

The ELS/EMC team will assist the City in writing a recommended phasing plan and financing plan that together spell out the costs for each development phase. The draft Final Master Plan and draft Final Financing Plan will be presented to Council for consideration of adoption no later than May 30, 2026.

DELIVERABLES:

- **Draft Final Master Plan**
- **Financing Strategy Plan**
- **Project Delivery Method Analysis and Recommendation**

TASK 6 – PROJECT FINANCING: 12 Months

The ELS/EMC has expertise in grant research and writing, Public/Private Partnerships, and the process of developing and issuing General Obligation Bonds. To identify the funding approach, the team will complete the following steps:

- **Cost estimate:** The team will start this phase by preparing a cost estimate for each recommended alternative that is inclusive of all hard costs and soft costs. The team will work with the City in identifying the projected City staffing needs and all required approvals.
- **Financing Recommendations:** ELS/EMC, working with our financing strategist Hayat Brown, will advise city officials on financing strategies and financial approaches to support the City of Gilroy's Civic Center project. With a deep understanding of traditional and alternative project delivery methods, we will evaluate a range of suitable options, including Public-Private Partnerships (P3), traditional, and design-build strategies to ensure alignment with the city's fiscal and project-specific goals. Multiple California Civic Center projects have benefited from a Design-Build-Finance-Operate-Maintain delivery model, in which a private consortium finances, executes, and operates facilities long term. We will explore this option to identify an optimal approach to delivering the project. Our analysis and recommendations will consider each approach's benefits, risks, and long-term implications, empowering the city to make informed decisions that optimize funding, enhance project delivery, and ensure sustainable, long-term benefits for the community.

- **Funding Opportunities:** Our team will identify a range of funding opportunities available to the city, including federal and state grants, municipal bonds, revenue-backed financing, value capture tools, such as tax increment financing or assessment districts. Each funding source will be evaluated for its terms, potential impact, and alignment with the city's project objectives. Using this information, we will craft a detailed analysis of each option, highlighting potential benefits, limitations, and compliance requirements to facilitate the City Council's decision-making process. By outlining viable, impactful funding solutions, we aim to help the city ensure long term project feasibility.

- **Project delivery:** Having led project teams through design-bid-build, design-build and public-private partnership models, the ELS/EMC team is ideally suited to provide professional recommendations regarding which path most closely meets the City's needs, ranking the relative value of potential approaches.

- **Bond assistance:** The team will work with the City staff to identify funding potential through General Obligation Bonds, providing professional assistance in preparation of the ballot measure language and election documents and promoting the bond to the public through informational material for distribution to voters by the City. Included in this effort:

- > Assessing the community's ability to pay based on bond proposals;
- > Gathering information regarding rating agency factors and assessing data relating to determine general rating estimation. Identifying ways to maximize the final rating for the sale of bonds;
- > Identifying funding priorities if bond support is not available. Identifying the highest rated components of the plan with the highest likelihood of approval.
- > Working with the City and consultants/counsel to complete the sale of bonds if approved by voters.

DELIVERABLES:

- **Comprehensive financial options plan**
- **Development of general obligation bond documents and associated support for November 2026 election**

TASK 7 – PROJECT DEVELOPMENT, DESIGN ENGINEERING AND CONSTRUCTION ASSISTANCE: 18 Months

If the City of Gilroy requests assistance during development team selection and construction, the ELS/EMC team is prepared to provide experienced guidance. Having delivered projects of this scale

previously, we are well versed in the challenges faced by complex projects when the site remains an active location for city services. Upon request, the team will provide the following:

- **Temporary services relocation:** the ELS/EMC team is prepared to help the City coordinate the temporary relocation as part of the construction process. This may include studying potential relocation spaces, working with the selected construction team to develop a timeline for relocations to minimize disruption, and making recommendations on how the City can keep the facilities accessible throughout construction.
- **Plan review:** ELS holds on-call contracts with numerous municipalities across the Bay Area and is prepared to provide plan review upon request to ensure that the contract documents fulfill the City's goals and are compliant with local and state codes. The team can assess budgets and operational costs to ensure they are within expectations.
- **Permit assistance:** ELS can work with the City to ensure that the construction team gets permitted as required per local requirements.
- **Quality assurance:** Upon request, ELS can assist the city in confirming that all required testing and inspection compliance can be met for the project's construction process.
- **Sustainability review:** Through our experience specifying thousands of sustainable building materials over the course of countless projects, ELS can make recommendations on proposed materials and sustainable design processes.
- **Certificate of Occupancy:** The ELS team is prepared to assist the City and selected construction team in understanding which specific issues, if any, are contributing to a delay in the issuance of a Certificate of Occupancy; we can also advise on how the project could utilize a Temporary Certificate of Occupancy to stay on schedule as minor issues at project closeout are resolved.

DELIVERABLES:

- **Assist the city in the development team selection process**
- **Provide bid-support**
- **Provide consulting to the selected teams as requested by the City.**

TASK 8 – PROJECT CLOSEOUT: 1 Month

Once the project is complete and the project is ready for move-in, the ELS/EMC team is prepared to support the City's move into the

modernized Civic Center. As part of that effort, it is critical that the contractor turns over all manuals and provides all necessary training for building operations. It is our goal that, from day one and for decades to come, the City of Gilroy can use these new facilities as efficiently and sustainably as possible.

QUALITY CONTROL

At ELS, the caliber of our quality-control practices directly relates to our culture of continuous improvement. Through a highly structured QC process, we minimize errors, mitigate risks, and deliver high-quality documents that meet regulatory requirements and fulfill or even surpass client expectations.

Throughout our firm's 57-year history and across hundreds of projects, ELS has become known for its remarkably low staff turnover, which, among other benefits, helps to maintain a sense of institutional knowledge across the firm's work. Our Quality Control process is critical to ensuring the firm's trademark technical accuracy, code compliance, and design quality. The process is organized into the following parts:

- **Document Control System:** ELS has Implemented a robust document control system to manage versions, revisions, approvals, and design options within BIM software as well as our folder structure. This system ensures that people working on the project can access the right materials efficiently, while our BIM standards for drawing coordination ensure a consistent final product. ELS uses quality control tools to systematically evaluate documents for errors, omissions, and deviations from requirements. This includes the following reviews for each project:
 - > **Technical Review:** Senior architects within the organization that are outside the specific structure of the project conduct a thorough technical review to identify gaps in the documentation and ensure consistency and continuity across the drawings and specifications at the conclusion of each project phase.
 - > **Management Review:** Project managers or designated management personnel review documents to ensure they align with project goals, client requirements, and regulatory standards.
 - > **Peer Review:** In some cases, such as in complex projects with unusual conditions, peer reviews are conducted where colleagues not directly involved in the project examine documentation to provide additional perspectives and identify potential errors or inconsistencies.

- **Verification and Validation:** Prior to submitting final documents, the team's Project Architect verifies that exiting calculations, building areas and heights and other technical data are accurate and reliable.
- **Revision and Correction Process:** The ELS team marks up projects on a common drawing set, saved in Bluebeam, to which the whole team has access. A group collaboration helps younger staff learn and contribute, while reducing conflicting direction from multiple reviewers. The team then works collectively to pick up the comments, with the project manager responding as questions arise. The Bluebeam markup is distributed to consultants so they can coordinate their work to any changes.
- **Final Approval and Sign-off:** Once all comments have been addressed and consultant work coordinated, the team obtains a final approval and sign-off from the project manager once documents have completed the QC review and all necessary revisions and corrections have been addressed.
- **Documentation and Record Keeping:** For each project at ELS, we maintain comprehensive records of all QC activities, including the Bluebeam review comments, revisions, approvals, and consultant coordination. This ensures that documentation is well organized, accessible, and securely stored for future reference and audit purposes.
- **Training and Education:** ELS believes that the strength of the company lies in its employees. Maintaining the intellectual capital and maintaining a history of teams working consistently with the same clients builds confidence and allows us to refine and improve our project delivery. For new employees, ELS provides training and education on document development and review to ensure they understand and adhere to QC procedures and standards.

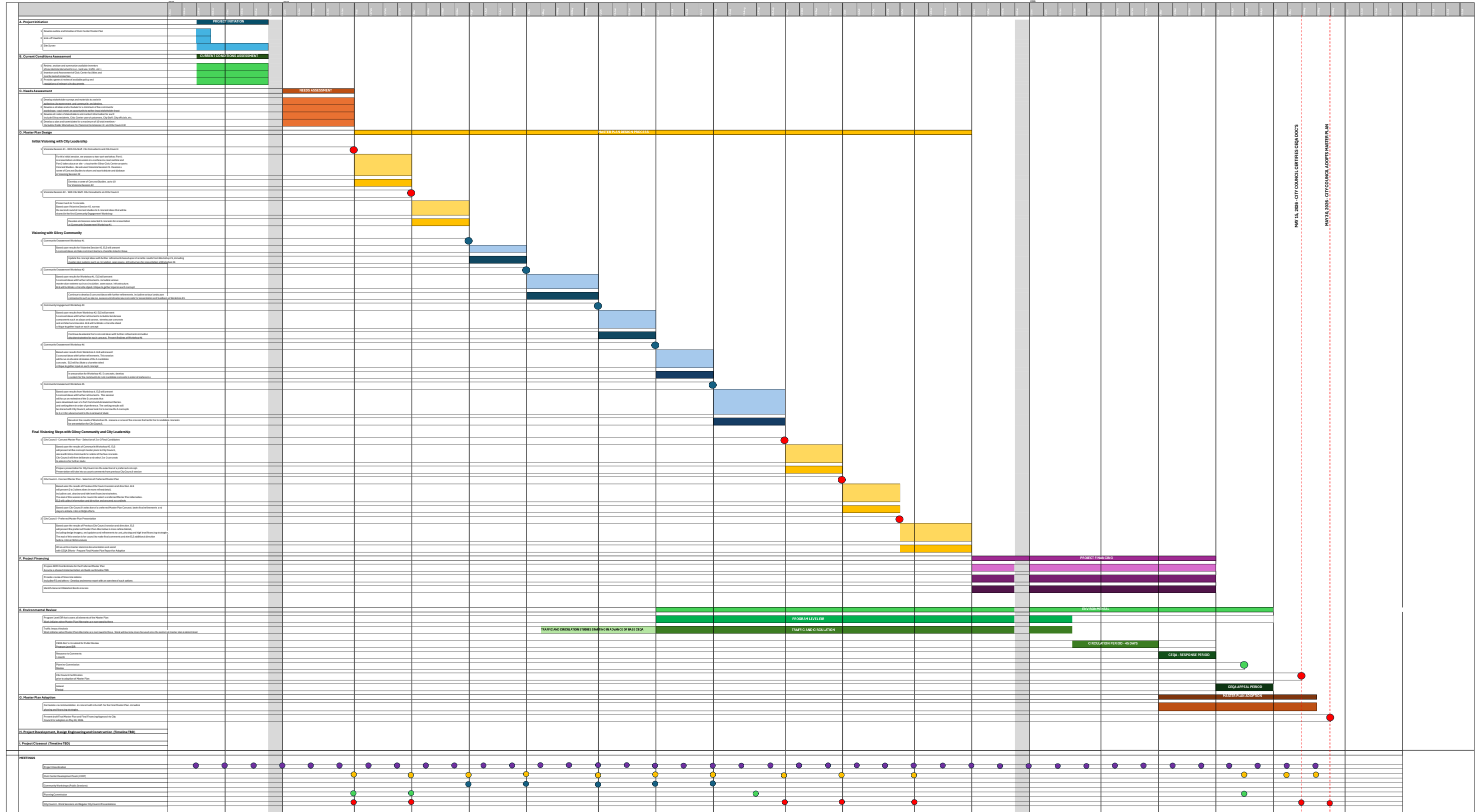


Project Elevate Retail Mixed-Use Master Plan | Elk Grove, CA

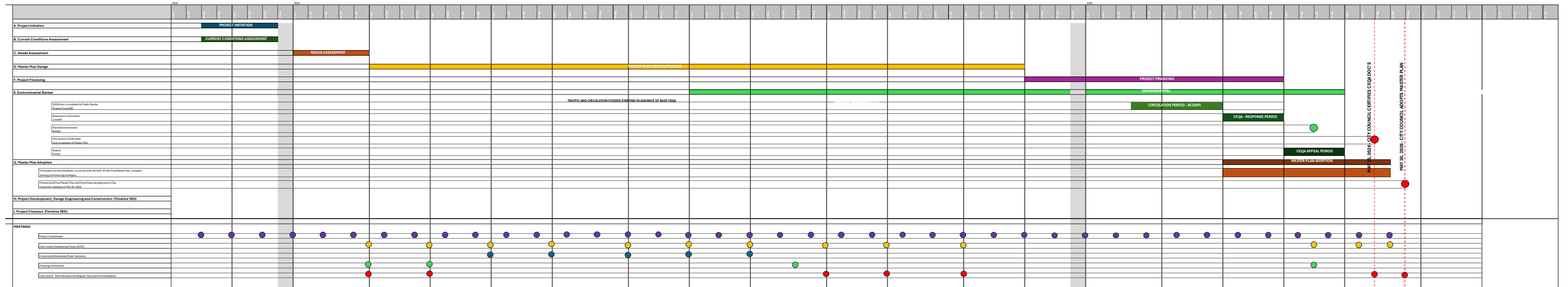
5 + proposed timeline



Proposed Timeline - Detailed



Proposed Timeline - Critical Path Overview





The District at Latimer Square | Bloomington, IN

6 + pricing

els + E M C

Fee Proposal

The ELS/EMC team has assembled a team of highly qualified consultants that range from internationally recognized designers to the state’s leading public bond strategist. The requested scope is broken into core requirements that can be scoped and priced based on our experience. This work will run from project kick-off through the adoption of the master plan, including the CEQA process, and is expected to prepare the project for the financing phase, selection of a development team, construction, and project closeout/move-in.

The level of effort required in these phases is subject to such a wide range of variables that providing a budget is not currently feasible. For a solution, we recommend an approach that involves making further cost decisions at or around the 18-month mark, at which point the scope can be accurately priced according to the project characteristics at that time. The ELS/EMC team is staffed and prepared to deliver the base scope for the Gilroy Civic Center master plan for an anticipated hourly budget of \$749,899. ***Please see the following page for the specific breakdown of those costs.***

REIMBURSABLES

The base budget provided above will be billed hourly and excludes reimbursables. For this work, the City of Gilroy should account for \$20,000 in reimbursables. These include printing of documents and boards for community meetings, local travel and other typical project expenses.

ADDITIONAL TASKS

The ELS/EMC team is excited to see the Gilroy Civic Center Master Plan through to completion and can provide assistance on an hourly basis as requested by the City. In addition, we are staffed and prepared to deliver scope on an hourly basis for the following:

- Task 6 - Project Financing
- Task 7 - Project Development, Design Engineering, and Construction Assistance
- Task 8 - Project Closeout

Once the master plan direction has been defined, the ELS/EMC team is happy to provide an informed budget estimate for these tasks that will provide best value to the city. By providing this budget later in the process, we avoid charging fees for studies and options that may not be necessary to fulfill the project’s development or financing.

ELS/EMC is always happy to discuss different options for delivering the Gilroy Civic Center Master Plan to ensure we address only what the City requires, without unnecessary expenditures.

EXCLUSIONS/PROVISIONS

The following items of work are excluded from our services:

1. Unless otherwise provided, the Architect and its Consultants shall have no responsibility for the discovery, presences, handling, removal or disposal of, or exposure of persons to, hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB), or other toxic substances.
2. Geotechnical analysis and soils report, as these services are not covered by our professional practice insurance policy. This also includes any soils remediation in connection with site characteristics including, but not limited to, liquefaction and water table.
4. Obtaining and paying for construction permits.
5. ADA and/or a CASp survey of existing conditions.

Rate Sheet

ELS ARCHITECTURE AND URBAN DESIGN

Principals	\$ 230–300
Associate Principals	\$ 175–225
Associates	\$ 160–180
Professional Staff	\$ 90–160
Technical/Support Staff	\$ 85–160

EMC PLANNING GROUP

Senior Principal	\$ 295
Senior Planner	\$ 205
Associate Planner	\$ 175
Reg. Prof. Archaeologist	\$ 145
Principal Biologist	\$ 225.
Associate Biologist	\$ 170
Graphics	\$ 140
Production Manager	\$ 125
Admin./Production	\$ 115

SWA GROUP

Principal, Marco Esposito	\$ 286
Associate, Al Dewitt	\$ 181
Associate, Xiaomeng Ma	\$ 137
Design Staff	\$ 110–125

TRAMUTOLA

Political Strategists	\$ 350–450
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HAYAT BROWN

Managing Director	\$ 420
Senior Director	\$ 350
Director	\$ 320
Manager	\$ 280
Senior Associate	\$ 240
Associate	\$ 210
Analyst	\$ 190
Technical Writer	\$ 135

HEXAGON

President	\$ 335
Principal	\$ 290
Senior Associate II	\$ 270
Senior Associate I	\$ 250
Associate II	\$ 225
Associate I	\$ 200
Planner/Engineer II	\$ 170
Planner/Engineer I	\$ 140
Admin/Graphics	\$ 120
Assistant Planner/Engineer	\$ 115
Technician	\$ 85

BKF ENGINEERS

Principal	\$ 302
Associate Principal	\$ 273
PM	\$ 260
Eng/Sur Mgr	\$ 239
Sr Eng/Sur	\$ 222
Project Eng/Sur	\$ 195
Design Eng/Sur	\$ 170
Tech IV	\$ 203
2-Man Survey	\$ 365

BRIGHTWORKS

Principal	\$ 300
Director	\$ 250
Lead	\$ 225
Senior Consultant	\$ 200
Senior Specialist/Senior Energy Analyst	\$ 200
Consultant	\$ 180
Specialist/Energy Analyst II	\$ 180
Analyst/Energy Analyst I	\$ 165
Coordinator	\$ 150
Administrative Support	\$ 100

PRESERVATION ARCHITECTURE

Mark Hulbert	\$ 225
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FORELL/ELSESSER

Senior Principal	\$ 265
Principal	\$ 255–260
Research/Development Manager	\$ 240
Senior Engineer	\$ 195–240
Engineer	\$ 180–185
Designer	\$ 170–175
CADD/BIM Specialist	\$ 150–155
BIM Modeler	\$ 100
Senior Project Administration	\$ 130
Project Administration	\$ 80

GUTTMANN & BLAEVOET

Principal	\$ 340
Associate Principal	\$ 320
Senior Associate	\$ 290
Associate	\$ 280
Senior Engineer	\$ 260
Senior Building Performance Analyst	\$ 250
Cad Lead	\$ 225
Engineer II	\$ 215
Engineer I	\$ 205
Building Performance Analyst	\$ 205
Designer II	\$ 190
Designer I	\$ 180
Construction Administrator	\$ 155
Project Assistant	\$ 125

CUMMING

Executive/Senior Vice President	\$ 450
Managing Principal/Vice President	\$ 375
Managing Dir/Dir/Regional Dir	\$ 325
Associate Director	\$ 250
Senior Cost Manager	\$ 220
Cost Manager	\$ 195
Assistant Cost Manager/	
Estimating Technician/Intern	\$ 135

CALIFORNIA CONSULTING

Senior Grant Writer/Grant Writer	\$ 150
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Fees listed here are subject to increase annually for cost-of-living escalation in the State of California.



Berkeley High School Extension | Berkeley, CA

7 + additional information

els + E M C

Agreement Statement

ELS has reviewed the Gilroy standard contract and takes no exception to the terms and conditions as provided.



Berkeley High School Extension

elsarch.com

BERKELEY | 510.549.2929
2040 Addison Street
Berkeley, CA 94704

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

SACRAMENTO | 916.301.4411
800 Howe Ave Ste 330
Sacramento, CA 95825

SAN DIEGO | 619.919.0620
3131 Camino Del Rio N, Ste 1030
San Diego, CA 92108

