and active community groups are an integral part of how we operate. Ensuring community support is vital in creating a new development project that weaves seamlessly into the fabric of the existing neighborhood.

F 925.648.3130

3. DESCRIPTION OF PROJECT TEAM

The team at Trumark has necessary skills to achieve success. We have assembled an all-star team of experts that possess a deep understanding of their respective disciplines. All members of our team, no matter what their roles, work cohesively to our business principles and our investment philosophy. This commitment is reflected by the fact that our team continues to carry an excellent track record over the years. Capitalizing on the team's experience in public/private work, Trumark is qualified to champion the often competing political, community and economic concerns to successfully maximize land value.

Trumark Leadership:



Michael Maples – Principal: Mike has been a Managing Member of Trumark Companies and related entities since the formation in 1988. His areas of expertise include market research, strategy and leadership. Mr. Maples is known for clear vision, problem solving skills, an ethical compass and a deep appreciation for his team members.

Email: mmaples@trumarkco.com



Gregg Nelson – Principal: Gregg has been a Managing Member of Trumark Companies and related entities since the formation in 1988. His career has spanned 35 years in the construction, development and investment arenas. Together with Mike Maples, he has given leadership and passion to the creation and growth of a multi-faceted, enduring real estate enterprise. Gregg is known for his creativity, financial engineering and deal structure prowess.

Email: gnelson@trumarkco.com



Ron Winter – Principal: Ron is Principal of Trumark Commercial and has been in the real estate business since 1978 and has developed over 5.2 million square feet of R&D, office and industrial properties in the greater Bay Area. He successfully completed many of Northern California's most popular places to work, such as Marathon Business Park and Mission Falls Business Park in Fremont and Shoreline Technology Park in Mountain View.

Email: rwinter@trumarkco.com

P 925.648.8300 F 925.648.3130

TRUMARKHOMES

Trumark Executive Team:



Jason Kleiwer - Partner: Jason is a partner and general counsel for Trumark Homes, and serves on its Board of Directors. He brings a deep background in real estate acquisition and neighborhood design developed over the past 16 years at Trumark Companies, where he continues to be responsible for all aspects of the firm's land acquisition, neighborhood planning and entitlement processing. An attorney by training, Jason became president of Trumark

Companies in June 2002 after four successful years of running the company's land acquisitions as vice president.

Email: jkleiwer@trumarkco.com



Vickie Nyland - Chief Financial Officer: Vickie is responsible for planning, implementing, managing and controlling all of Trumark's financial-related activities, including developing financial plans and forecasts, managing relationships with private and institutional lenders and overseeing the accounting and finance department. After 10 years serving several homebuilding clients as a senior manager with KPMG, Nyland took Ryland Homes from start-up to maturity as vice

president/controller. As senior vice president and CFO for Taylor Woodrow Homes' West region, Vickie managed financial operations in the Bay Area, Southern California and Arizona.

Email: vnyland@trumarkco.com



Brian Steele – Senior Vice President of Land Acquisition: Brian has 16 years of homebuilding, land acquisition and development throughout Northern California acquiring over rights to develop over 3,000 new homes with revenues in excess of \$1B. Prior to joining Trumark, Brian served as Director of Land Acquisition for Robson Homes in San Jose where he acquired infill development projects throughout the Silicon Valley. Brian has also served as Director of Site

Acquisition for The Hanover Company, a Houston based apartment developer. Brian established their San Francisco regional office responsible for the acquisition and development of luxury apartment communities. He also served as Land Acquisition and Area Manager for D.R. Horton's Bay Area Division and holds degrees from Cal State Hayward (B.S.) and Saint Mary's College of California (M.B.A.)

Email: bsteele@trumarkco.com

TRUMARKHOMES



Chris Davenport – Senior Vice President of Land Development: Chris has decades of value-add entitlement experience in the Bay Area on assets of all types. Chris is known as one of the best in the industry and has worked for some of the nation's largest developers and builders. Chris will work closely with the acquisitions team to ensure contract terms support each unique entitlement opportunity. Chris studied history and construction management at San Jose

State University. Email: cdavenport@trumarkco.com



David Prolo - Senior Vice President of Operations: Dave brings expertise in a diversity of areas, from commercial construction, energy-efficient construction practices and urban infill development. He managed multiple large construction projects for a number of Future 100 companies throughout California and has worked for more than 15 years of experience.

Email: dprolo@trumarkco.com



Mark Higgins - Senior Vice President of Sales and Marketing: Mark is responsible for all Sales, Marketing, Market Analysis, and Public Relations for Trumark Companies. With more than 20 years of sales, marketing, PR and brand-development experience in the media and real estate, including senior-level positions with D.R. Horton and Centex Homes, Mr. Higgins is a trusted partner to leading residential developers and financial institutions. He has closed more than 10,000 residences and

generated more than \$5 billion in sales transactions since 1989 and participated in development, lease-up and repositioning for mixed-use projects and new low- and mid-rise properties throughout California. Email: mhiggins@trumarkco.com

F 925.648.3130

Development Team

Trumark is well reputable for securing services of the finest experts and consultants in the industry. On this project, we will continue to draw on talents and expertise of firms and consultants who are best in their respective disciplines. Many of these firms are local to the area and have been very successful in developing communities throughout the San Francisco Bay Area. In addition, these professionals bring a wealth of experience and knowledge in urban, mixed-use development and have established a long standing relationship with Trumark. Trumark has selected three key members who will participate in the planning and development of Alameda Point.



Architecture and Urban Design: KTGY is a full service architectural and planning firm and has over two decades of experiences. KTGY designs are inspiring, innovative and mindful. They have extensive experience in planning and urban design, residential, retail and mixed-use. In addition, they are currently designing Alameda Landing in the City of Alameda. KTGY is a key

member on many of our infill projects in the Bay Area.



Civil Engineering, Surveyors and Planners: Established in 1965, Sandis specializes in civil engineering, traffic engineering, land surveying and planning. Sandis have extensive experience in mixed-use developments in core San Francisco Bay Area markets.



Landscape Architect: Van Dorn Abed Landscape Architects specializes in comprehensive, creative and responsible design development across a broad base of project types including single and multi-family housing developments, resort hotels, business parks, theme parks, educational centers, urban design, hospitals, apartments, commercial projects and governmental facilities.

P 925.648.8300 F 925.648.3130

NEWPORT BEACH

4. PROJECT DESCRIPTION

Our vision for Alameda Point is to create the Bay Area's premier waterfront development. This new multi-use development will incorporate residential, supporting retail, office and hotel elements within a careful collection of intimate residential neighborhoods intertwined with parks and usable open space. This development will become a central place for neighbors and friends to gather and share life's experiences in a convenient and commutable lifestyle rich location.

This is a campaign and iterative process where many site planning alternatives will be carefully vetted and fine-tuned through an intensive process. The design objective is to promote healthy quality of life, economic development and sustainable high quality design. The mix of uses is to provide job opportunities promoting healthy jobs to housing balance for the City of Alameda and its residents. Abundant open space allows for opportunity for trail system to adjoining neighborhood, dog parks, picnic areas, play lawn and more programmed and civic activities for the community.

The waterfront transit-oriented development that will support a mix of land uses thoughtfully intertwined within a transit-rich area. Alameda Point will provide a vibrant, livable community that makes it possible to live a higher quality life without complete reliance on a car for mobility and survival. We envisioned a Retail Plaza with surrounding mixed uses which provides an urban core for the community. Decorative paving, formal arrangement of plantings, benches and seating area help define the urban charm of the plaza. The plaza is a safe and pedestrian friendly gathering space for all ages. The Retail Plaza forms an urban destination with opportunities for outdoor dining, shopping and entertainment. With this vision, the mix of multiple uses will create a vibrant and active district.

P 925.648.8300 F 925.648.3130

5. PREVIOUS EXPERIENCE

Below is a brief list of some of our most recent transactions, we also have an impressive list of successful transactions in Southern California as well, available upon request:

- 1) 2155 Webster Street, San Francisco, California: Trumark closed on the acquisitions of University of Pacific, Dugoni School of Dentistry building in San Francisco to redevelop the property to high end condominiums. The project consists of 77 upscale condominiums in the prestigious neighborhood of Pacific Heights and has currently received residential entitlements.
- 2) AMERO, San Francisco, California: Trumark is currently building and selling 27 two and three bedroom condominium residences in San Francisco's sought after Cow Hollow neighborhood.
- 3) Extreme Networks Santa Clara, California: Trumark was chosen by Extreme Networks (EXTR) through a competitive bid process to acquire and develop their 16-acre corporate campus. The project consists of 600 residential units and over 50,000 square feet of retail/office. Trumark closed on the property with partial entitlements.
- 4) PACE Milpitas, California: Trumark was chosen as the buyer for this 9-acre office project and has completed the entitlement to permit a residential use. *Mission West Properties* (*Carl Berg*) selected Trumark out of many respectable organizations due to our entitlement acumen and reputation. We received City Council approval for 134 residences. The models were opened in Spring 2014 and have been selling exceptionally well.
- **5)** Brookside Estates San Jose, California: Trumark closed on a 16-acre office park in San Jose that was currently under construction for a residential neighborhood consisting of 89 homes. Trumark released a significant deposit in 23 business days (non-refundable) and closed on the property without entitlements. Trumark was selected as the chosen buyer by *The Sobrato Organization* because of our expertise in both residential and commercial development and certainty to perform.
- 6) Centered on Capitol San Jose, California: The owner had held the land for four generations and chose Trumark due to our reputation and dealings with other properties owned by other farm families in Silicon Valley. The project consists of 94 attached townhomes and is currently open for sale. Centered on Capitol received three first-place Gold Awards including the prestigious Community of the Year and six second-place Silver Awards from The Nationals, the nation's largest competition for new home sales and marketing professionals and communities, sponsored by the National Association of Home Builders (NAHB).
- 7) Luminaire Sunnyvale, California: Trumark closed on a 7-acre office park in the heart of Silicon Valley. Trumark managed a 3 year entitlement effort for a mixed use project, now complete, that includes 336 residential units and 16,000 square feet of commercial space.

- 8) 645 Almanor Avenue Sunnyvale, California: In May 2010 Trumark acquired the 130,000 square foot commercial building located on the corner of Highway 101 and N. Mathilda Avenue in an all cash transaction. Trumark began renovation of the building and sold the property soon thereafter to a user who submitted an aggressive unsolicited offer.
- **9) 690** Arques Sunnyvale, California: In August 2012, Trumark closed on a 65,000 square foot office building. We are completing exterior and interior renovations to position the property for lease and intend to hold and manage the asset long term.

We are extremely active in the marketplace and over the years we have entitled, developed and closed on numerous transactions throughout the San Francisco Bay Area. Below is a collection of commercial projects our team has worked.

Commercial: 1,600,000 + SF

- 1) Alcosta Medical Center, San Ramon 44,822 SF (Class A Medical Office)
- 2) Dublin Corners Retail Center, Dublin 46,000 SF (Retail)
- 3) Blackhawk Financial Center, Danville 29,000 SF (Office)
- 4) Ray Street, Pleasanton 6,650 SF (Office)
- 5) Warm Springs, Fremont 36 Acres, 600,000 SF (Office/R&D)
- 6) Encyclopedia Circle, Fremont 180,000 SF (Business Park)
- 7) Stevenson Business Park, Fremont -182,700 SF (R&D)
- 8) Stevenson Tech Park, Fremont 450,000 SF (Office)
- 9) Dumbarton TOD, Newark 23 Acres, Transit Oriented Mixed-Use
- 10) Carter Station, Newark 18.5 Acres, 14,400 SF (Mixed Use)
- 11) E. Arques, Sunnyvale 65,520 SF (Office/R&D)
- 12) Almanor Avenue, Sunnyvale 130,000 SF (Office/R&D)
- 13) Lawrence Station, Sunnyvale 48,540 SF (Office)

NEWPORT BEACH

6. FINANCIAL QUALIFICATIONS

Trumark is extremely active in the marketplace. In the past 12 months Trumark has closed on several deals and over the past 25 years closed on hundreds of millions of dollars' worth of real estate. We received over \$310,000,000 in committed equity and possess the financial resources and reputation necessary to successfully facilitate this transaction. We have a development pipeline exceeding 4,400 residential units and have successfully entitled and developed over 1,600,000 square feet of commercial throughout the San Francisco Bay Area. We have a proven ability to fund and close projects.

Due to our diverse and opportunistic business platform, we have attracted a number of capital sources for both debt and equity. We've recently received a commitment from Hillwood, a Perot Company and Castlelake (formerly TPG Credit) and these partners of ours are looking to partner with Trumark on other large scale master-planned developments such as Alameda Point.

- Resmark Equity Partners LLC: "Resmark" manages over \$1 Billion for CalPERS and CalSTRS with a focus on residential development in California. Trumark is one of Resmark's largest development partners in Northern California.
- Hillwood: Hillwood, a Ross Perot Company, is ranked among the top ten residential land developers in the United States and is known for its high-profile projects and public ventures, including the American Airlines Center sports complex in the heart of downtown Dallas and Alliance Texas, a 17,000 master-planned community consisting of 250 companies, 31,000 employees and more than 7,500 single-family homes. Hillwood has recently committed over \$100 million with Trumark and would be a potential investment partner.
- Castlelake: Castlelake, formerly TPG Credit, is currently involved with Trumark on another 184 acre master-plan development located in the City of Dublin. The partners at Castlelake have been innovators in alternative investing with an average of 22 years of experience within the investment industry. They are very active in the San Francisco Bay Area and would be interested in partnering with Trumark on a project of this size.
- Isles Ranch Partners: Trumark and Isles Ranch are currently partnered on a large master planned community in Northern California and would be interested in partnering with Trumark on a project such as this. At Isles Ranch, they combine the expertise and institutional-quality approach to investments found at large, multi-billion dollar funds with the flexibility and entrepreneurial approach of a small firm.

Below are three references from well-respected institutions with whom we have worked on recent successful transactions. These individuals will be able to speak to our ability to move quickly, problem solve and perform as promised.

U.S. Bank
 Scott Lorenzini
 VP Asset Management
 Phone: (213) 443-1626

2) Extreme Networks Alan Brenneis Senior Manager Phone: 408-579-3424 3) Resmark Equity Partners Connie Emmett-Stern Managing Director Phone: (858) 225-1611

7. ACCEPTANCE OF CONDITIONS

Please see Exhibit 12 for Acceptance of Conditions and suggested language modification to Section 9 of ENA.

Exhibit 12

Acceptance of Conditions Certification Form

Statement of Qualifications for Developers for Residential/Mix-Use Project (Site A) At Alameda Point

Proposer's Certification

I have carefully examined the Request for Qualifications and any other documents accompanying or made a part of the Request for Qualifications.

I have agreed to abide by all conditions of this proposal, unless specified on the attached page.

I certify that all information contained in this proposal is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit this proposal on behalf of the vendor/contractor as its act and deed and that the vendor/contractor is ready, willing, and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or collusion with any other person, firm or corporation submitting Statements of Qualification for the same product or service; no officer, employee or agent of the City of Alameda or of any other proposer interested in said proposal; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

SIGNATURE

NAME OF BUSINESS, TYPED OR PRINTED TRUMARK HIMES NAME & TITLE BRIAN STEELE, GENWR. WE PRESIDENT, UND AUDIISTION ADDRESS 4185 BLACKHAWK PLAZA CHKOLE, #200 CITY/STATE/ZIP CODE DANVIIIE, CA 94500 PHONE 925-909-9518

Exhibit 12

Acceptance of Conditions Certification Form—Page 2

If the respondent would like to request modifications to any aspect of the ENA, these changes must be clearly described below. All requested modifications to the ENA will be seriously considered and will not be grounds for disqualification. However, requesting changes, and the extent and nature of those changes, will be considered in evaluating the submittals. No changes to the ENA will be considered that were not raised as part of the response to this RFQ.

Trumark would like to suggest language for modification to Section 9 of ENA as follows:

Developer may assign its interest in this Agreement to an entity that is an affiliate of Developer in which original Developer or the managers of original Developer, or any entity managed by original Developer or the managers of Developer, serve as the general partner, managing member or manager, so long as Developer gives the City three (3) business days' advance written notice thereof and Developer and the assignee execute and deliver an assignment and assumption agreement in form reasonably satisfactory to the City. In the event of a transfer, the transferee shall assume in writing all of the transferor's obligations hereunder, but such transferor shall not be released from its obligations hereunder.

DEVELOPER: TRUMARK COMPANIES





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Table of Contents

Executive Summary

Trumark Companies is the preeminent developer in California Focus on the vision, market and implementation of the project Capital structure is devised in a conservative manner

Strategy is long-term and value add with a deep understanding of the market across asset classes throughout California



Background	 Co-founded in 1988 by Gregg Nelson and Mike Maples More than 20+ years of real estate 	 Experts in market analysis, design, entitlements, and development Since 2000, Trumark and its affiliates closed 	The Group of Companies	 Trumark Companies: est 1988 Trumark Commercial: est. 1996 Trumark Homes: est. 2008 Trumark Urban: est. 2012 	Target Market	 Supply constrained markets within close proximately to major job centers, transit corridors, & good school districts 	Development Strategy	Opportunistic and Value Add	
		Homes			Urban			"creates value by turning underutilized land into desirable communities and neighborhoods"	Source: Trumark Companies







Source: "San Francisco Bay Area Rapid Transit System"



Complex Urban Infill: Multifamily Mixed-Use



Luminaire, Sunnyvale



Source: Trumark Companies

Diverse Product Expertise

Complex Urban Infill: Mixed-Use





Extreme Networks, Santa Clara



Source: Trumark Companies



Complex Urban Infill: For-Sale Attached



Centered on Capitol, San Jose



Source: Trumark Companies

Trumark Companies

6

Diverse Product Expertise Complex Urban Infill: For Sale Condos



Pine Street, San Francisco



Source: Trumark Companies

Diverse Product Expertise

Commercial: Retail, Office and R&D



Source: Trumark Companies



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Source: Trumark Companies

...a place to **GATHER**, a place to **DREAM**, a place to **CALL HOME**



Mission Statement

"Become large, multi-division home building and land development company that create value through strategic land acquisitions, entitlement and building high quality communities in constrained core markets of Silicon Valley Bay Area and Southern California."

Background

- Launched as new a homebuilding division in 2008
 - Development pipeline of over 4,000 residential lots

Trumark Homes



Leadership Team Experience

Prior Homebuilding Experience

- Davidson Communities
- John Laing Homes Stonefield Development
 - KB Home
- Ryland Homes Taylor Morrison Homes
 - **Robson Homes**
 - DR Horton

Targeted Acquisitions



Results Driven



- In-depth Market Analysis
- **Product Determination and Design**
 - Schedule and Budgets
 - Profitability Analysis

Past Developments



High Lights GRANADA HILLS 82 Finely-crafted Townhomes Full Valley-view Gated Community 1,112 - 1,659 Square Feet 2 - 4 Bedrooms, 2.5 - 3.5 Bathrooms



Capitol Station SAN JOSE





Capitol Station SAN JOSE 45 Unique Townhomes 1,316 - 1,809 Square Feet 2 - 4 Bedrooms, 2.5 - 3.5 Bathrooms

Source: Trumark Homes

Trumark Homes

Current Developments

.....Large Portfolio of 2,000+ units throughout California





Velocity, Milpitas







Centered, San Jose







Source: Trumark Homes

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MICHAEL MAPLES Principal/Co-founder

the company's formation in 1988. His areas of expertise include market research, strategy and leadership. Mr. Co-founder Michael Maples has been a Managing Member of Trumark Companies and related entities since Maples is known for clear vision, problem solving skills, a strong ethical compass, and a deep appreciation and respect for his team members. He is passionate about building an enduring brand and creating sustainable communities.

Mr. Maples earned a B.S. degree in Business Administration from San Jose State University. He additionally graduated from Bethel Seminary in St. Paul, Minnesota with a Master of Divinity degree. He serves on the Board of Trustees of Biola University and as the Chairman of the Board of Directors of Hume Lake Ministries.



GREGG NELSON Principal/Co-founder

investment arenas. Together with Mike Maples, he has given leadership and passion to the creation and growth Co-founder Gregg Nelson has been a Managing Member of Trumark Companies and related entities since the company's formation in 1988. His career has spanned 35 years in the construction, development and engineering, and deal structure prowess. His responsibilities also include joint oversight of Trumark of a multi-faceted, enduring real estate enterprise. Mr. Nelson is known for his creativity, financial Commercial with Ron Winter.

Mr. Nelson graduated from San Jose State University with a Bachelor of Science degree in Business Administration, and completed an MBA program at Santa Clara University.

Source: Trumark Companies

Executive Profile



JASON KLIEWER Partner/Chief Investment Officer

became president of Trumark Companies in June of 2002 following four successful years as vice-president of Mr. Kliewer is a partner and general counsel for Trumark, and serves on its Board of Directors. Mr. Kliewer the company's land acquisitions. Mr. Kliewer was instrumental in the company's 1995 expansion into Southern California, and his experience is vital to the land supply arm of Trumark.

Prior to joining Trumark, Mr. Kliewer worked as an attorney at the law firm of Luce, Forward, Hamilton & Scripps LLP in San Diego. Mr. Kliewer received a J.D. degree from Pepperdine University School of Law, where he was a member of the Pepperdine Law Review. He earned his B.A. from UCLA.

Source: Trumark Companies

ARCHITECT/URBAN DESIGNER



KTGY Group, Inc. was founded in 1991 by professionals who shared a common belief in creating a design firm that would perpetuate its success by investing in superior, productive people with positive attitudes and encouraging a team philosophy. This philosophy fosters an environment of support, training, listening and artistry, which has attracted the best and brightest young people, as well as some of the industry's top seasoned professionals. KTGY is headquartered in Irvine, California, with offices in Oakland and Santa Monica, Denver, Colorado and Tysons, Virginia.

Providing planning and architectural design services for residential communities, retail developments, hospitality and related specialty projects worldwide, KTGY translates the client's needs and desires into an aesthetic, workable product that leads to financially successful and awardwinning designs. Our goal is simple, create good designs that are well accepted in the marketplace, appropriate for the end user, and attains the client's profitability goal.

Each team is led by a Principal/Shareholder who is involved from the initial conceptual phase through the construction phase. The teams planners, designers and architects are dedicated to a seamless process. Each client is partnered with a particular team based upon product type and/or region. This allows KTGY to better serve each client's needs by providing a focused team who really knows the local market/product and is current in new technologies. We are focused on helping clients have financially successful projects. The team philosophy has created an exceptional organization built around the success of our builder/clients.








Corporate Vision

To Move the Discourse of Architecture Forward by Continuously Searching for Better.

Mission Statement

KTGY designs innovative, market driven, thoughtful solutions that produce lasting value for our clients, the community, and our firm. We do this by empowering the strong talent of our teams and with an extraordinary spirit of collaboration.

Commitments

Commitment to Clients:

Create innovative design solutions for client success

Listen

- Thoughtful design that aligns with client objectives
- Assemble the appropriate team
- · Deliver buildable projects on time and on budget

Commitment to Community and the Environment: Plan and design projects that enhance the community

- Create pleasing spaces that elevate living, working, and playing
- Integrate sustainability into every design
- Embrace our unique position by giving selflessly of our time and resources for a greater good

Commitment to KTGY Team Members:

Build the firm generation-to-generation

- Foster a spirit of collaboration within an entrepreneurial environment
- Embrace experience, be open to new ideas, and enable talent to flourish
- Opportunities for growth and opportunities for financial reward

Commitment to Embrace Change



Our People: Delivering on the Vision

At KTGY, we believe it takes more than great ideas to design great places. It takes great people. Here, the energy, talent and creativity of our staff converge with a dedication to exceptional service to deliver successful architectural and planning solutions.

How we work with clients embodies what we value. For almost two decades, KTGY has been as passionate about connecting with our clients and their objectives as we are about design and creativity. Our designs are inspiring and innovative, yet ever mindful of project goals. Our people listen, respond and deliver what our clients need, want and envision.

As a full-service architectural and planning firm, KTGY has delivered a depth and breadth of successful design solutions for:

Planning

Master Planning Urban Design Site Planning Entitlement/Strategic Planning

Residential

Single Family Multi-Family 55+ Campus Housing

Mixed-Use

Horizontal Vertical

Retail

New Development Mall Renovations Direct Tenant Repositioning Restaurants

Commercial

Corporate Offices Medical Office Tenant Improvement

Special Projects

Clubhouses Hotels Convention Centers Parking Structures Entertainment Hospitality



Company Name: KTGY Group, Inc.

Since its founding in 1991, KTGY Group, Inc. has been dedicated to sound business principles and follows a conservative fiscal approach. The firm is a privately held Sub-Chapter S Corporation owned by the Principals of the firm. The firm has been consistently profitable and has weathered the recent economic crisis with revenue, profitability and staff size increasing steadily throughout 2010. Projections for 2011 indicate a continuation of this trend.

Corporate Number: 33-0488819

Company Officers:

Tricia Esser	CEO		
Stan Braden	Chairman of the Board		
Brittany Choisnet	Corporate Secretary		

Banking Relationship:

Andy Williams Orange County Commercial Banking U.S. Bank 4100 Newport place, Suite 900 Newport Beach, CA 92660 (949) 863-2418

Office Locations:

Irvine	Santa Monica	Oakland	Denver	Tysons
17922 Fitch Irvine, CA 92614 949.851.2133	1733 Ocean Ave. Suite 250 Santa Monica, CA 90401 310.394.2623	580 Second St. Suite 200 Oakland, CA 94607 510.272.2910	820 16th Street Suite 535 Denver, CO 80202 303.825.6400	8605 Westwood Center Dr. Suite 300 Vienna, VA 22182 703.992.6116



KTGY Group takes great pride in being on the forefront of the sustainability movement. Far from being simply theoretical, our solutions are buildable. Being green is important to us, but being green while making our buildings profitable for our clients is our goal. We know from our experience that the home owner is not necessarily willing to pay more for a green home. They however do respond to a tangible benefit where their utility bills may be



reduced.

We have designed more than 20 projects that have been **LEED certified**, with several at the gold level and one at the platinum level. We believe that sustainability is not something that happens at the end of the design process. It starts at the very first lines on the page and continues collaboratively throughout the process until the building is occupied and a users' manual has been supplied to the resident. Typically we suggest a charrette early in the process that includes all consultants who will work on the project. While they might not start working in earnest for several weeks, this is an opportunity for them to add valuable knowledge that can only be incorporated at this early stage. It also sets an expectation level for their work later.

KTGY has dozens of staff members who are LEED AP. Rather than a specialty confined to one studio, or small group of individuals, sustainability permeates our thinking across studios and offices. Further, we have formed strategic alliances with several green building consultancies with whom we collaborate regularly to insure that our thinking remains up-to-date.







KTGY Group, Inc.









Building construction has direct and indirect impacts on the environment. Buildings use resources such as energy, water and raw materials, and they generate waste both during construction/demolition and after they are occupied. Building owners, designers and builders face the unique challenges of meeting the demands of a project while minimizing its impact on the environment.

The KTGY Group values sustainable and "green" building design as our collective responsibility to the environment and future generations. KTGY is committed to design processes based on principles of smart growth and planning that incorporate natural and reusable resources and preserve open space, resulting in efficient and sustainable buildings and communities. Our common-sense design approach respects the natural environment by minimizing waste, efficiently utilizing resources, and creating built environments that promote healthy and enjoyable living.

Our approach to sustainable and integrated building design starts with identifying the overall goals for a given project and their impact on project design, schedule and budget. An evaluation of the appropriate strategies and methods follows to determine the best and most cost effective ways to accomplish these goals. A design team charrette or workshop, including the owner, architect, landscape designer, MEP and civil engineers, and builder, is organized to explore building ideas and planning concepts, sustainability goals and implementation strategy, and to assess the sustainable scope of work for all team members. This charrette focuses on the following sustainable design principles:

- Optimizing the Site / Reuse of Existing Structure
- Optimizing Energy Use
- Protection and Conservation of Water
- Utilization of Environmentally Preferable Products
- Enhancement of Indoor Environmental Quality
- Optimization of Operational and Maintenance Practices

The target established for this project is a LEED Silver certification, and KTGY will lead the design team in establishing milestones and coordinating design and documentation efforts in order to achieve this goal.

Documentation of the agreed upon design strategies and sustainable features is critical in every phase of the projects development. KTGY monitors progress and documents the incorporation of systems and materials in order to ensure that project goals are met.

Firm's Technology











KTGY operates with the latest in technology at our fingertips. Starting with design, our process leans heavily on 3-D technology; not simply for presentation graphics, but as an integral design tool. From day one, KTGY's design teams use SketchUp and Revit to fully envision the concept, to make it understandable for our client, and to bring all stakeholders along on the journey. Our goal is to take the "leap of faith" out of the process. We expect our clients to be as committed and passionate about the design as we are.

In order to make this happen, it is crucial that everyone involved understands what is proposed and why. 3-D visualization is key.

As the design process moves forward, we employ a host of computer tools to present our ideas in the most flattering ways possible. Depending on the stage of development and the goals, we may employ 3-D perspective hand sketches to photo realistic computer models and video fly-throughs. We have the tools to generate all of this within KTGY, but for most of our clients, our strategic alliances with select consultants and through relationships with our Beijing office are a more cost effective alternative. We work with a small group of some of the best visualization people in the world on a regular basis to insure both quality in the work, but also short time turn-around.

As the project progresses and working drawings are created, KTGY uses both AutoCad and Revit. We are conscious of the other consultants' capabilities and will work out a system that is beneficial to everyone involved.

We are diligent about coordination and can use technology to assure a consistent and ultimately buildable set of drawings.

KTGY also uses video conferencing, email, high-speed internet connections, and file sharing systems that allow us to work across studios and five offices across the country and our China office. When a client hires KTGY, they get the best we have to offer, wherever they are located.



KTGY Group, Inc.

Project Approach



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States in the

- Million

Approach

KTGY's systematic process is centered on effective communication, intensive process planning, comprehensive issue management, responsive design interpretation and timely, efficient execution. Establishing clear goals for the project from the outset is critical. Programmatic requirements, in concert with schedule objectives and budget constraints are given equal weight with success measured by achieving the goals established in all three of these areas. Key elements of the process and the tools utilized include:

Schedule

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A detailed schedule is developed outlining each phase of the design process with all of the key decision points and critical input from the consulting team identified along with the meeting schedule and periods for client and agency review. Milestone printings for contractor pricing are also established.

Agenda's, Action Items & Meeting Minutes

Meetings are organized around detailed agendas that are distributed in advance to all parties and are followed within two days by distribution of a task oriented action items list with responsibilities clearly defined. Meetings are documented with narrative style meeting minutes that accurately describe the discussion and decisions in detail so that it is possible to understand all facets of the issues.

Code Analyses

Thorough planning, zoning and building code analyses are conducted at the inception of the design process with updates at each phase of the work. The results are documented and distributed to all parties and meetings are conducted with appropriate agencies to ensure understanding of the requirements as well as address areas subject to interpretation.



Permit

Developing relationships with key building officials and maintaining an open and respectful dialogue with these entities throughout the design process helps streamline the plan check submittal and building permit procurement activities. KTGY schedules meetings with these officials early in the design process with regular follow up meetings in order to establish and foster open dialogue and understanding.









Cost Control

Budget issues are tracked through review of detailed cost estimates prepared by the contractor or cost estimator, and value management decisions are analyzed with cost and quality considerations documented in a log format. The project cost is reviewed throughout the design process with necessary value management decisions made at the end of each phase of the work to ensure the project as designed is within budget. The ability to control cost is through a focused value management process is greatest in the Schematic and Design Development phases of the work. Changes generated during the Construction Documents phase due to value management issues, while sometimes necessary, are particularly challenging because of the complexity of coordinating such changes throughout the drawings and thus should be avoided if possible.

Consultant Coordination

Throughout the design process, coordination and integration of the architecture with the various building systems is an essential task. This process requires detailed knowledge about key systems and the ability to synthesize disparate requirements into cohesive, functional solutions that enhance rather than hinder the aesthetic quality of the project. Regular consultant coordination meetings are held to carry out this process, complete with agendas and meeting minutes to keep all parties aware of the issues, and to keep the project moving forward.

Design Development and Construction Documents

The approved Schematic Design documents and specifications are developed and refined in the Design Development and Construction Documents phases of the work with pre-planning of the work to be produced in each phase accomplished through development of comprehensive cartoon sets. This initial organizational effort is essential in order to achieve an efficient, well coordinated set of documents. KTGY utilizes a secure, in-house FTP site for transfer of drawings and backgrounds by the project team. Access to the site is via the internet and is password protected.

KTGY is acutely aware of the importance of allowing tolerance for the realities of construction relative to critical life safety and accessibility dimensions. For example, we allow an extra 2 inches for stairs and elevators that occur within concrete shear walls and an extra inch for any minimum accessibility dimension.





Construction Administration

Through regularly scheduled site visits and responsive support of the contractor's effort, the KTGY team plays an integral role in the construction process. Fostering the collaborative atmosphere with the contractor and ownership established in the preceding phases of work, KTGY is the gatekeeper for communication and information flow to the consultant team. We see our role as essential in helping keep the project schedule on track and the overall project goals in mind. From careful review of the contractor's required submittals and timely response to RFI's, to a well-defined punch list and closeout procedure, the continuity of service in the Construction Administration phase is key to the successful completion of the project.

Shop drawings are reviewed and returned in 10 working days and Requests for Information are reviewed and returned in 3 working days. We expect the contractor to provide a detailed submittal schedule for our use in planning our work and we ask the contractor and subcontractors for proposed solutions when RFI's are submitted. KTGY documents each site visit with a written Field Report and requires the same from the consultant team. The Punch List Process is conducted with the contractor present and is broken into phases depending on the areas that are complete. The exterior punch list will be documented through marked up building elevations and photographs. The interior spaces will be documented on floor plans, with photographs and with tape on walls, ceilings and floors. If necessary, KTGY will provide a team in the field to expedite the punch list process when there are large areas of the building to address.



Transit Oriented Development



The Bond - Oakland, CA Embarcadero Pacific Loft style condominiums with quick access to Metrolink



The Lofts at Promenade - Long Beach, CA Lyon Realty Advisors, LLC Mixed-use urban development in downtown Long Beach



The Crossing at Anaheim - Anaheim, CA Sares-Regis Group Luxury rental apartments and live-work units by the Anaheim Metrolink and Amtrak train stop



ARTIC - Anaheim, CA The City of Anaheim/O.C. Transportation Authority Mixed-use transportation hub for Orange County

Rooted in the fundamentals of creating great neighborhoods, Transit- Oriented Development is a mixed-use residential, commercial and/or business area designed to maximize access to public transit, emphasize connectivity, and promote social interaction. KTGY has extensive experience with TODs and is dedicated to providing sustainable, integrated and compact development projects that foster attractive, safe and lively mixed use, urban environments.

Our goal is simple, create great places that are well accepted in the marketplace, appropriate for the end user, attains the client's financial goals and results in strong community building. KTGY can assist you with a wide range of planning, architecture and/or implementation services including small conceptual visioning exercises, master planning, entitlement efforts, architectural design, construction documents, and project implementation.



Urban Environment Experience



KTGY Group has a long history of complicated urban infill projects. From high-rise towers in Tokyo to the first supermarket in downtown Los Angeles in fifty years, to ongoing design projects within urban Washington DC, we understand that the key to our success is a deep understanding of place. That understanding extends beyond simply the physical context.

The history of the site, the neighborhood dynamic, as well as, community leaders all contribute to the end result. KTGY embraces this collaboration. We realize that more minds thinking together are better than one alone.

In collaboration with you, the client, our team seeks to develop a vision for the project and then articulate that in a manner that the community is able to identify with this vision.

The leadership of these projects is an art form that we take very seriously. From neighborhood charettes and meetings to formal commission and council hearings, we work to form a collective goal that all stakeholders can embrace. We really do believe that the right design can make a difference.

Each project and site is different and each requires a different strategy and approach. We are willing to be as involved as necessary in the process. We think our years of experience dealing with diverse community groups on a wide range of projects makes us valuable asset not just in designing the project, but getting it approved, as well.







Alameda Landing 5th Street

Client Tri-Pointe Homes, Inc.

Location Alameda, CA

Use Condominiums

Facts

- Density 22 DU/AC
- Unit Plan Sizes 1,065-2,434 SF
- Number of Units 106 DU

20120392

[DESCRIPTION]

5th Street Condominiums are located in Alameda Landing, a new waterfront, transit-oriented, mixed-use community in the City of Alameda, across the bay from San Francisco, along the Oakland estuary on former Navy land. The 72-acre Alameda Landing is designed to honor the city's maritime heritage, connect people through a comprehensive open space network, offer a variety of new homes, provide enhanced shopping opportunities including a Target-anchored shopping center, and transform the area into an anchor for major San Francisco Bay Area-based companies. A mix of ground-level flats and two- and three-level units ranging in size from 1,065 sf - 2,434 sf make up the 106 multi-family condominiums that front 5th Street and Mitchell Avenue. These outward facing units are accessed off the pedestrian sidewalk serving to activate the street scene and encourage social interactions in this walkable community. Two small commercial/retail spaces anchor the ground-floor corners of 5th Street and Singleton Avenue helping to smooth the transition between the residential neighborhood and the commercial retail center across the street. The urban loft style homes combine industrial style elements with residential ones to complement the retail center and create a transition into the residential neighborhoods of Alameda Landing.

> KTGY Group, Inc. Architecture+Planning



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Alameda Landing - Condominiums





Alameda Landing Single Family

Client Tri-Pointe Homes, Inc.

Location Alameda, CA

Use Single Family Homes

Facts

- Density 9 DU/AC
- Unit Plan Sizes 2,065-3,708 SF
- Number of Units 91 DU

20120392

[DESCRIPTION]

91 single-family, three- to five-bedroom homes are spread throughout Residential Blocks A-C in Alameda Landing, a new waterfront, transit-oriented, mixed-use community in the City of Alameda, along the Oakland estuary on former Navy land. The 72-acre Alameda Landing is designed to honor the city's maritime heritage, connect people through a comprehensive open space network, offer a variety of new homes, provide enhanced shopping opportunities including a Target-anchored shopping center, and transform the area into an anchor for major San Francisco Bay Area-based companies. These homes front onto landscaped paseos, public open spaces and internal roadways and alleys. Four plan types, a variety of styles, and a mix of two and three stories create a diversity and visual interest. 40% of the homes provide a ground level bedroom suite and incorporate Universal Design features that allow for aging-in-place, multi-generational living and accessibility. The architectural style of the homes is inspired by its close proximity to the water and combines the residential, commercial and industrial influences that can be found in its immediate surroundings.





Alameda Landing - Single Family





Alameda Landing Townhomes

Client Tri-Pointe Homes, Inc.

Location Alameda, CA

Use Townhomes

Facts

- Density 17 DU/AC
- Unit Plan Sizes 1,727-2,293 SF
- Number of Units 56 DU

20120392

[DESCRIPTION]

These townhomes are located in Residential Block D at the northeast corner of Mitchell Avenue in Alameda Landing, a new waterfront, transit-oriented, mixed-use community in the City of Alameda, along the Oakland estuary on former Navy land. The 72-acre Alameda Landing is designed to honor the city's maritime heritage, connect people through a comprehensive open space network, offer a variety of new homes, provide enhanced shopping opportunities including a Target-anchored shopping center, and transform the area into an anchor for major San Francisco Bay Area-based companies. The 56 three-and four-bedroom townhomes range in size from 1,727 sf-2,293 sf and feature homes that are designed to interact with the pedestrian street as well as internal units organized around expanded landscaped paseos. A large, public open space area at the northern edge creates a pedestrian corridor that will connect with adjacent waterfront redevelopment in the future.

KTGY Group, Inc. Architecture+Planning



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IRVINE SANTA MONICA OAKLAND DENVER TYSONS



Alameda Landing - Townhomes



Mariner's Cove



Client The DeSilva Group

Location Vallejo, CA

Use Townhomes

Facts

- Density 13 DU/AC
- Plans 1,450 1,850 SF
- Units 175 DU

Description

Situated on the banks of the Mare Island Straight, the Mariner's Cove Townhomes constitute the first piece in the redevelopment puzzle along the waterfront in Vallejo. Designed to compliment its context and owing to its waterfront location, the development was designed to take advantage of this unique site. Using a simple and unassuming palette of materials put together in interesting ways, the community leaves no doubt that it was designed for today's lifestyles. The site plan is centered on a large open recreation space and community building fostering a sense of neighborhood, while also, allowing for multiple pedestrian connections throughout the village and to the water's edge and marina.



Oakland Estuary





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Client Signature Properties

Location Oakland, CA

Use Townhomes

Facts

- Density 31 DU/AC
- Plans 1,247-1,993 SF
- Units 116 DU

Awards

2007 Gold Nugget Awards Award of Merit

• Best Attached Housing Project 18-40 DU/AC

Description

On-grade townhomes and tandem parking maximize land area while interlocking design delivers over 100 townhomes in high-value sizes. Public pathway along estuary enhances location appeal. Interlocking units deliver townhomes without structured parking, promoting stronger residential ambience. Complex building forms place largest floor plans and massing in building mid-points, with architecture stepping down for smaller plans/ building edges. Stucco and metal siding, galvanized metal windows, corrugated roofing and exposed steel elements respond to place and time.



Riverfront



Client Basin Street Properties

Location Petaluma, CA

Use

Mixed-Use Apartments, Work-Live Townhomes, Urban Townhomes, Urban Single Family & Row Townhomes

Awards

- 2006 Gold Nugget Awards
- Best-on-the-Boards Site Plan

Facts

- Site Area 39 acres
- Total Residential Area 424
- Commercial Area 46,000 SF
- Net Residential Density -

22 DU/AC

Description

Mixed-use urban community with diverse housing, pedestrian focus and downtown link. An industrial brownfi eld, the pie-shaped parcel offers 5-minute walk from any point to opposite side and is 1.25 miles from historic downtown. River border offers recreational and view opportunities.



Seabridge



Client DR Horton

Location Oxnard, CA

Use Single Family Homes

Facts • Plans - 2,653 - 3,748 SF



The Village



Client The Related Companies

Location Santa Monica, CA

Use Podium

Site 'A' * Facts • Density - 77.3 DU/AC • Plans - 900 - 3,000 SF • Retail - 10, 000 SF • Units - 65 DU Moore Rubell Yudell - Design Architect Site 'B' * Facts

Facts

Density - 83 DU/AC
Units - 160 DU

Koenig Eizenberg – Design Architect

Site 'C' * Facts • Density - 100 DU/AC • Plans - 800 - 3,115 SF • Units - 98 DU Moore Rubell Yudell - Design Architect

* KTGY - Executive Architect of Record

Description

Site 'A' - A 6-story contemporary mixed-use design in Type I construction with 3 levels of subterranean parking located near Santa Monica's well-recognized 3rd Street Promenade. Units consist of 1 bed / 1 bath to 3 bed + den / 5 bath.

Site 'B' - A 6-story affordable multifamily dwelling with live-work studios and 1-3 bedroom units in Type 1, Type II and Type V construction.

Site 'C' - A mixed-use design with 10stories above grade and 4 below in Type 1-A construction consisting of retail and luxury condominiums (flats and towns).











Waterfront Apartments

Client Basin Street Properties &

Western National Properties

Location Petaluma, CA

Use Flats, Live/Work, Retail

Facts

- Density 39 DU/AC
- Plans 575-1,555 SF
- Units 90 DU
- Site 2.82 AC
- Unit Mix
 - Studios 5% 1 BR - 34% 2 BR - 57%
 - 2 BR + Live/Work 4%
- Parking Ratio 1.6/unit

Description

The Waterfront Apartments reside on the banks of the Petaluma River near the D street drawbridge. These luxury apartments feature 1 bedroom 1 bath, 2 bedroom 2 bath and studios that are just 1 hour North of San Francisco in the heart of Wine Country. Office space and live/work spaces are also available in this development, part of the downtown revitalization of Petaluma.

This project consists of four new three and four story buildings totaling 120,000 square feet and a refurbished historic warehouse building. The Waterfront Apartment's colorful corrugated metal siding is a playful recognition of the once industrial environs of the Waterfront area.



CIVIL ENGINEERING

civil engineers + surveyors

Firm Profile

SANDIS is a professional services corporation specializing in civil engineering, traffic engineering, land surveying and planning. Established in 1965, SANDIS is a California Corporation comprised of 105 employees. SANDIS employs the best and the brightest in our industry. We recruit well rounded individuals whom are committed to innovation, excellence, leadership and environmental stewardship. SANDIS' expertise is expansive. We service clients in the development of offices, corporate campuses, and commercial urban in-fill sites. SANDIS has eighty (80) LEED[™] Certified and Registered LEED[™] projects including: 6 LEED Platinum, 35 LEED Gold, 31 LEED Silver, and 9 LEED Certified.

Service Philosophy

We deliver exceptional client service. At SANDIS, we continuously mold and shape the way we operate to reflect the growing and changing demands of our clients. We ask questions, listen attentively, and respond expediently. We proactively seek out ways to dissolve the line between client and consultant. We work diligently to enhance project execution and delivery. We do whatever it takes to best serve our clients. SANDIS looks for innovative ways to save time and money and to provide added value to each project. We collaborate extensively with our clients, consultants and design team members to ensure that design solutions are thoughtfully explored and evaluated. We strive to exceed our clients expectations at every stage of a project. To assist Kilroy Realty in achieving your sustainability goals, SANDIS will apply our proactive approach to research both storm water products and design concepts, including: bioswales, pervious pavement, rainwater cisterns, rain gardens, bio-filtration planters and beds, and mechanical drainage products.

Contact Information

SANDIS Civil Engineers Surveyors Planners 636 9th Street Oakland, CA 94607 Tel. 510.873.8866 Fax. 510.873.8868 www.sandis.net

Primary Point of Contact

Jeff Setera, PE, LEED AP BD+C, QSD/P, Vice President Principal-in-Charge/Engineer of Record Direct 510.590.3402 jsetera@sandis.net

SANDIS









civil engineers + surveyors



Civil Engineering Services: Site Layout; Grading and Drainage Plans; Utility Plans; Road Improvements; Drainage/Flood Studies; Creek Improvements; Storm Water Pollution Prevention Permit (SWPPP); NPDES Compliance; Construction Erosion Control Plan; Post Construction Erosion Control Plan; Storm Water Quality Control Plan; Regional Water Quality Control Board Coordination; Hydronic Heating Lines Alignment and Routing; Chilled Water Alignment and Routing; Gas Lines Alignment and Routing; Electrical System Alignment and Routing; Telecommunications Lines Alignment and Routing; Cost Estimating; Bidding and Permitting Services; Construction Administration; Preparation of Record

Traffic Engineering Services: Traffic control plans; traffic pattern impact; traffic signal plans; pedestrian studies; traffic signal warrant analysis; capacity analysis; roundabout analysis; traffic forecasting; traffic safety evaluations; trip generation studies; state permitting applications; traffic studies; traffic counts; road way geometrics; intersection design; circulation plans; parking studies; pavement delineation and signing plans; construction staging plans; traffic impact analysis; traffic operation studies; and interchange analysis.

Planning Services: Master planning, land planning, feasibility studies, facility and infrastructure assessments, subdivision planning, and storm drain planning/storm water management.

Sustainable Design Services: Strategic site and building orientation; stormwater quality and management plans; sustainable site grading; watershed protection; bio-swales & filtration; bio retention ponds; creek restoration; green roofs and gardens; flow through planters; photovoltaics; low voltage and solar reflectance lighting; pervious pavements and materials; use of renewable resources; native planting; elimination of site erosion; and construction best management practices. Drawings; and Plan Checking/ Peer Review.

QSP/QSD: BMP check lists; risk assessments & determination reports; water pollution control drawings, details & updates; SWPPPs, templates, exhibits & document management; discharge reporting; establishment of project accounts on smarts website; submittal coordination of PRDS & project certification; coordination & implementation of BMPs; REAP inspections; pH & turbidity sampling & monitoring; preparation of annual reports; on-site BMP training for general contractors & major subs; NOAA website monitoring; rain event action plans (reaps); and state notification of project completion / notice of termination (NOT).

Surveying and Mapping Services: Boundary survey; topographic survey; ALTA/ACSM survey; construction staking; record of survey; easements/plats/legal descriptions; subdivision mapping; control survey; condominium plans; FEMA certificates; as-built survey; GPS surveys; leveling; lot line adjustments; right-of-way engineering; monumentation; corner records; tentative map; parcel maps; hazmat surveys; public information research; elevation verification; structural steel plumb and alignment; bolt and pile verification; establishing street ties; and horizontal and vertical control plans.

3D Laser Scanning: 3D laser scanning is an ultra fast, reflectorless surveying instrument used to create topographic surveys, preconstruction surveys of existing conditions, conformance surveys, as-built surveys, heritage preservation surveys, quantity/volume surveys, and to document construction accident sites. Collecting 50,000 points per second, 3D laser scanning enables surveyors to capture an exact moment in time, with a precision of 2mm. The modeling software used fully integrates with REVIT and other BIM software.

Utility Locating Technology: underground utility forensic mapping utilities for pre-survey engineering design; underground utility forensic for site information modeling; instant mapping with GPS, no paint markings required; GPS & CAD utility mapping; utility designation; passive & active electromagnetic locating; sewer, storm, and empty conduit locating.



MacArthur Transit Village

Oakland, CA

SANDIS is providing surveying and engineering services for the "creation of a transit oriented, housing focused, mixed-use development which functions both as a focal point and an integrated link with the rest of the community. The 8 acre development will consist of 675 multi-family residential units (approximately 562 market rate and 113 affordable units), 34,000 s.f. of retail space, 5,000 s.f. community center, 300 space parking for BART, and structured parking (approximately 675 resident spaces and 30-70 non-resident spaces). Surveying services include the preparation of a boundary and topographic survey, ALTA survey, and plats & legal descriptions as required. Engineering services consist of significant entitlement phase services including: existing conditions plan; preliminary development plan; preliminary grading plan and earthwork estimates (on and off-site improvements); preliminary utility plan; research available information of exiting public utility capacities; engineer's estimate for on and off-site civil work; and issuance of Final Development Package. Following the completion of the entitlement phase, SANDIS will provide EIR Support (calculations and civil narrative for utility demands and coordination); schematic design of grading and drainage and utility plan (storm, sanitary sewer, water and gas including review of C-3 requirements); outline specifications; tentative map; and a subdivision map. The project is in the LEED ND pilot program and is planning for LEED Platinum certification.

- ► 8 Acre Site
- 675 Multi-Family Residential Units
 34,000 s.f. Retail Space
- 5,000 s.f. Community Center

The Grand

Oakland, CA

SANDIS provided surveying services for a 420,794 s.f., 22 story high rise building containing 238 residential units, five joint living and working quarters, 5,415 s.f. of ground level retail, and parking for 333 vehicles. Services included one set of construction stakes for: building control; rough grade garage; finish grade building control street level; finish grade curb; storm drain; sanitary sewer; fire water; electric light pole bases; foundation as-built; subsurface vaults along 23rd Street; elevated contgrol levels 1 - 15 (60 move ins); and elevated control levels 16-22 and roof (16 move ins).

► 420,794 s.f.

22-Story Building



SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS

Experience

The Franklin 88

Oakland, CA

SANDIS provided civil engineering and surveying services for the development of an 88 unit luxury apartment community. The community features 6,780 s.f. of commercial space. Surveying services include a topographic and boundary survey, tentative map, parcel and condominium plan, and an ALTA for garage parking. Engineering services include the preparation of grading and drainage and storm, sanitary and water plans. Services also include the preparation of technical specifications, opinion of probable construction costs, and off-site improvements for the public right-of-way. The site also include 3 levels of parking.

► 6,780 s.f. Ground Level Retail Space

Arpeggio

Berkeley, CA

SANDIS provided engineering and surveying services for the development of 9 story, 245,585 s.f. market rate condominium that features 143 units, 23 inclusionary affordable units, a 13,014



s.f. theater, parking for 76 bicycles, and a 3-level underground parking garage that can accommodate 160 vehicles. Engineering services include grading and drainage; utility plan; specifications; plan & profile; horizontal control plan; construction notes and details; erosion control plan; services for compliance under the NPDES General Construction Activity Storm Water Permit including assisting with the preparation and processing of the notice of intent form. During the final phases of the project, we will provide bidding assistance and construction administration. Surveying services included the preparation of a supplementary topographic survey, boundary survey, condominium plan, tentative and final parcel map, and construction staking services.

245,585 s.f.
 9-Story Building

Jack London Square Oakland, CA

SANDIS is currently providing engineering and surveying services for several sites within Jack London Square including: new office building at Site C; new mixed-use, hotel and restaurant buildings at Site F1; addition to an existing building at Site P2; the addition of a new parking structure; and the addition of a round-about at the intersection of Embarcadero and Webster Street. Our services include topographic surveying, drainage, site work and utility design.

- Commercial / Office Development Improvements
- New Parking Structure



Agenta Condominiums San Francisco, CA

SANDIS provided surveying services for a new 20-story, 201,060 s.f. condominium development that features 179 residential units, 21,118 s.f. of ground floor retail/ commercial space and parking for 137 vehicles. Services provided include one set of construction stakes for: recover control (recover off site horizontal and vertical control established by the owner); building control on Polk/Fell Street; rough grade basement; final grade basement; utilities; pile (98 piles); baseline monitoring; monitoring; finish grade pavement; finish grade curb; finish grade walls; benchmarks; building control; mat slab check; control drawing; and restake allowance. Supplemental monitoring baseline set-up services included: setting additional targets at upper building heights and along closer intervals across the whole site; monitoring of shoring wall; and monitoring additional points each move-in. 201,060 s.f.

20-Story

Avalon Ocean Avenue San Francisco, CA

SANDIS provided surveying services for a 175 residential unit and 150 commercial unit downtown development as well as a 30,000 s.f. grocery store. Surveying services include the preparation of an ALTA survey, tentative map, final map and condominium plans. Engineering services include





grading and drainage; utility plan; specifications; plan & profile; horizontal control plan; construction notes and details; erosion control plan; services for compliance under the NPDES General Construction Activity Storm Water Permit including assisting with the preparation and processing of the notice of intent form. The SWPPP emphasizes storm water "Best Management Practices" and includes the following: site description, erosion and sediment controls, waste disposal, and implementation of approved local plans, proposed post - construction erosion and sediment control requirements, and non-storm water management; and assisting in applying for street modification permit. The project has been Greenbelt Certified as a "Livable Community.'

- 175 Residential Units
- 150 Commercial Units
- 30,000 s.f. Ground Level Grocery Store

Mission Bay Block 26, Buildings 2 and 3 San Francisco, CA

SANDIS provided surveying services for the development of a 219,000 s.f. mixed-use building approved for commercial, retail or life science uses. The entire development will total 410,000 s.f. in space. SANDIS was involved in the development of Buildings 2 and 3 (first phase), 108,000 s.f. each with connecting 3,000 s.f. lobby. .

219,000 s.f.

Richardson Apartments (Parcel G) San Francisco, CA

SANDIS provided engineering and surveying services for the development of 68,723 s.f. residential building that house 120 units. The development will support very low income and formerly homeless persons and also house an on-site medical suite. Engineering services included: grading and drainage plan for interior courtyard; grading and utility plan including storm, sanitary, water and gas for Gough and Fulton frontages; demolition plan; review site plan and provide feedback based on the Green Communities criteria and Green Point rated multi-family; horizontal control plan; technical specifications for the civil scope of work; construction notes and details; erosion control plan; SWPPP; and assisting in applying for street modification permit. During the final phases of the project, we will provide bidding assistance and construction administration.

▶ 68,723 s.f.

Rich Sorro Commons San Francisco, CA

SANDIS provided civil engineering services for the development of a 168,500 s.f. residential/mixed-use facility. The project included a five story residential building with 100 units of affordable family rental housing, a childcare center, 15,000 s.f. of common space, 9,850 s.f. of retail space and structured parking for approximately 100 cars. Services included: ALTA survey; grading and drainage plan; and sanitary sewer, storm water and domestic water plans. During the final phase of the project, we provided construction administration.

9,850 s.f. Ground Level Retail

La Conte Residential Development San Francisco, CA

SANDIS provided surveying and engineering services for a 85,482 s.f. residential development that will consist of 73 units and is located on a .6 acre lot. Surveying services includes the preparation of a supplemental topographic survey. Engineering services included: grading and drainage plan; demolition plan; utility plan including

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Experience



storm, sanitary sewer, water and gas; technical specifications; horizontal control plan; construction notes and details; erosion control plan; NPDES and SWPPP; and plan and profile for curb, gutter and sidewalk replacement along project frontage of Le Conte Avenue and Keith Avenue. During the final phase of the project, we provided construction administration services. The project is registered under the GreenPoint Rated Sustainability program.

▶ 85,482 s.f.

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS

South Beach Marina San Francisco, CA

SANDIS provided engineering and surveying services for the development of a multi-tower mixed-use residential complex. The project consists of 415 rental condominium units over 8,000 s.f. of retail space in 4 and 13-story buildings as well as a 5-story parking structure. SANDIS provided complete engineering design for all on and off-site utilities and roadway improvements, condominium mapping and construction staking. As part of the South Beach Marina Redevelopment District, the off-site improvements included surveying; realignment; and paving, grading, and utility plans for First, Colin P. Kelly, and Townsend Streets at The Embarcadero. 415 Residential Units

8,000 s.f. Retail Space

Avalon Bay Towers San Francisco, CA

SANDIS provided engineering and surveying services for the development of a two tower residential apartment building. Our surveying services included the preparation of a topographic survey and construction staking services. Our engineering services included the preparation of a horizontal control plan, on-site grading and drainage and on and off-site water, storm, and sanitary sewer plans, an excavation plan and a foundation drainage plan. Additionally, our services included the preparation of technical specifications as well as the provision of construction administration services. The entire development consists of two 20-story, 149,939 s.f. towers (with 2,856 s.f. of retail space) and a four-story, 143,268 s.f. parking garage to accommodate 271 vehicles.

2, 20 story towers 4 story parking structure

401 Grove Street San Francisco, CA

SANDIS is providing surveying and engineering services for a 97,283 s.f. mixed-use development that will consist of 63 new flats and townhouses that will be located above 5,465 s.f. of retail and

restaurant space. Surveying services include the preparation of a tentative and final map as well as condo plans. Engineering services includes: grading and drainage plan; utility plan including storm, sanitary sewer and water; storm water management plan; BMP booklet for submission to the City for contractor use; technical specifications; horizontal control plan; construction notes and details; and off-site improvement plans for Gough, Grove and Ivy project frontages, curb, gutter and sidewalk only. During the final phases of development, SANDIS will providing bidding assistance and construction administration services.

- 97,283 s.f. Residential Space
- 5,465 s.f. of Ground Level Retail











Riverpark Tower II

San Jose, CA

SANDIS provided engineering services for a \$59 million, 16 story tower consisting of 325,000 s.f. of office space. Engineering services included the preparation of: grading and drainage plan; storm water, domestic water and sanitary sewer systems plans; construction notes and details; and specifications. The project is seeking LEED certification.

325,000 s.f.
 16-Story Office Building

RiverPark Towers San Jose, CA

SANDIS provided engineering and surveying services for a \$125 million commercial/retail development that is comprised of a 320,000 s.f. office/retail tower and a 10-story, 1,412 car parking garage. Our scope of services included



the preparation of on-site grading, drainage, storm, sewer and water plans. Off-site improvements included the design of a new 4-lane street. Our off-site improvements also included the design of an 18 ft. x 54 ft. twin cell box culvert to supplement the controlled flow of the Guadalupe River. The culvert was to be constructed adjacent to the proposed Highway 87. In order to avoid conflicts, potential delays, and to facilitate the construction of Highway 87, we provided a solution which resulted in a \$500,000 budget savings and was completed 6 months ahead of schedule. The construction of the culvert was funded by the San Jose Redevelopment District as a part of the Guadalupe River Parkway Project.

- 320,000 s.f.
 11-Story Ofice Tower
- 10-Story Parking Structure for 1,412 Vehicles

Central Place Block 3, Phase I

San Jose, CA

SANDIS provided surveying services for the development of a mixed-use project containing retail, residential and parking that was constructed in two phases. Phase one included three levels of below grade public parking, street level retail, three levels residential parking, residential common space, flats and a 22-story residential tower. Phase two included street level retail, three levels residential parking, residential parking, residential parking, residential common spaces, flats and a 22-story residential tower. There is a total of 406 residential units, 29,138 s.f. of ground floor retail, and 634 below and above grade parking spaces. Services included one set of construction stakes for: benchmarks (3); finish grade building Control (provided finish grade stakes on gridlines for column line control. Staking provided approximately every 50' with double stakes at building corners, grades given to finish floor.); finish grade building perimeter control (provided finish grade stakes on gridlines for column line control. Staking provided for nine (9) gridlines on the North/South, and five (5) gridlines on the East/West, grades given to finish floor.); and finish grade building verification (provided finish grade stakes on gridlines for column line control. Staking provided for nine (5) gridlines at each level, grades given to finish floor.); finish floor.); and finish grade building verification (provided finish grade stakes on gridlines for column line control. Staking provided on five (5) gridlines at each level, grades given to finish floor.]; 5, 10, 15, 20).

Story towe

Below and above grade parking



Aura Condos Sacramento, CA

SANDIS provided surveying and engineering services for a 38 story, 214 unit luxury condominium development in the heart of the capital. Rising 400 feet above downtown, Aura Condominiums has added an exquisite backdrop to the city skyline. Amenities included: pool hot-tub surrounded by lounging areas; landscape gardens; common area roof garden; separate his and her spa facilities including massage and steam rooms; fully equipped, state-of-the-arl gym including Yoga/Pilate area; concierge services; valet services; secured grounds; business center; and climate controlled wine cigar lockers. Surveying services included: final map; and condominium plans including plats and descriptions building condo subdivision. On-Site engineering services included: grading, drainage and utility plans delineating storm, sanitary and water (domestic and fire) routing; and technical specifications. Off-site engineering services included: utility lateral plans delineating storm, sanitary and water (domestic fire) routing and driveway modifications; final off-site improvements plans delineating work in the public right-of-way for project frontage improvements only (curb, sidewalk, driveways,



tree wells, and wet utilities). During the final phase of the project, we provided construction administration services.

- 38 story tower
- 214 units

Capitol Lofts (400 R. Street) Sacramento, CA

SANDIS provided surveying and engineering services for the adaptive reuse of a warehouse into live/work condominiums. The site is comprised of: 115 units, (average of 1,050 s.f. per unit) and 138 surface parking spaces. Surveying services included the preparation of a supplemental topographic survey; condominium plans; tentative map; final parcel map; and ALTA surveys (pre-development and post-construction). Engineering services included grading work required for incorporating hazardous materials mitigation (as supplied by the Geotechnical Engineer); site demolition plan; plan and profile for improvements, including curb, gutter, sidewalk and half street width along the project frontage on 11th street, R Street and the alley (approximately 13,000 square feet); grading and drainage plan for on-site Improvements; utility plan for storm, sanitary, water and gas (gas, electric and telecom lines are shown for reference only), including lateral connection to public mains; cost estimate; horizontal control plan; technical specifications; construction notes and details; erosion control plan; and revise and reissue civil documents as required during permit processing. During the final phase of the project, we provided construction administration services.

115 units

Lot A, 601 Capitol Mall

Sacramento, CA

SANDIS provided surveying and engineering services for the development of a 25-story, 400,000 s.f. Class A downtown office building. Surveying services included boundary and topographic surveys and legal descriptions. Engineering services included on-site: grading plan; utility plan; specifications; horizontal control plan; construction notes, details and sections; and off-site improvements.

- 25-Story
- 400,000 s.f. Class A Office Tower



Monarch Village

Daly City, CA

SANDIS provided engineering and surveying services for the development of a 208 unit independent living senior house community on a podium style layout with two retail shops (Walgreens & and a coffee shop). Surveying services included the preparation of an ALATA survey, boundary and topographic survey, and final map. Engineering services included the preparation of: grading and drainage plans; storm, sanitary and water plans; technical specifications for our portion of work; off-site improvements for frontage improvements including driveways and utility laterals; and an erosion control plan. Services also included assistance with electrical engineering services including: application process for PG&E and AT&T; Joint Trench Intent that was submitted to all dry utility participants; coordination with AT&T engineers; coordination with ATB engineers; completion of PG&E Electrical construction drawings with specifications; completion of PG&E Gas construction drawings with specifications; completion of composite construction drawings; preparation of Form "B" Trench cost break out; preparation of bid package and specifications; revision and analysis of utility contracts and fees; and analysis of PG&E, AT &T and CATV construction drawings to ensure that they have performed value engineering.

208 Residential Units
 Ground Level Retail

Nazareth Plaza

San Mateo, CA

SANDIS provided engineering and surveying services for the development of a mixed-use facility with 54 units of housing and a 36,000 s.f. commercial building for Nazareth Plaza in San Mateo. Engineering services included the preparation of grading and drainage plans, storm, sewer and water plan, tentative parcel map, and construction administration. Our surveying services included a boundary and topographic survey.

- ▶ 54 Units
 - ▶ 36,000 s.f. commercial space

City Center Plaza

San Mateo, CA

SANDIS provided surveying and engineering services for the development of a mixed-use facility located just two blocks from the Caltran Station. The development consists of 81 units; 16,907 s.f. of retail; 4,463 s.f residence center; 1,449 s.f. child care facility; 3,808 s.f. cultural center; and underground parking for 119 vehicles. Surveying services included the preparation of a boundary and topographic survey, an ALTA survey and construction staking. Engineering services include the preparation of tentative and final map to subdivide the existing site and an on site grading plan. Additionally, we prepared off site improvement plans for Middlefield Road and Main Street which included storm, sanitary, and water services to the project, frontage curb and sidewalk construction and restriping.

- 81 Residential Units
- 16,907 s.f. retail space





Vallco Redevelopment Cupertino, CA

SANDIS provided surveying and engineering services for the complete renovation and rehabilitation of an existing indoor shopping center. As part of the overall rehabilitation, the redevelopment has been broken up in multiple sections including: Rose Bowl, 240+ condominium units and a 1,150 stall, 6-level parking structure; Condominiums at Vallco, 156+ units; Macys' Ring Road Relocation; Macys' Parking Structure, 760 stall, 4-level structure; JC Penney Parking Structure, 725 stall, 3-level structure; Hotel Site, 211 rooms; and Cinema, a 3,500 seat, 16 screen movie theater.

- Multi-Family Residential Units
- 1,150 Vehicle Parking Structure
- Retail Center Improvements
- 211 Room Hotel
 16 Screen Cinema

The Crossings San Bruno, CA

SANDIS provided surveying and engineering services for the reuse of a 20 acre Naval Base in San Bruno. The reuse plan consisted of 850 multi-family units, 228 senior units, 500 room hotel, and office and restaurant space. Surveying services include boundary, topographic and ALTA surveys as well as construction staking services. Engineering services include: condominium plans; tentative map; on and off-site grading and drainage plan; storm water, sanitary sewer and domestic water systems plan; street improvement plan; parcel map; horizontal control plan; demolition plans; fire water and gas plans; construction notes and details; erosion control plan; NPDES and SWPPP documents. Challenging site issues included handling soils that contain traces of contaminates that could not be off-hauled.

- 20 Acre Site
- 850 Multi-Family and 228 Senior Residential Units
- 500 Room Hotel





Cupertino Main Street Cupertino, CA

SANDIS is currently providing engineering and surveying services for a mixed-use, multi-phase development that involves the demolition of an existing public street to be vacated; construction of 2 new office building totals 259,796 s.f.; 15 new retail buildings total 123,319 s.f.; 1 new hotel building totaling 134,568 s.f.; 180 room Marriott Residence Inn; 120 live/work rental lofts; 1 parking structure consisting of 1,925 stalls; and a town square and small park. The project also involves improvements to nearby roadways including traffic signal and median/island landscape improvements. Surveying services includes the preparation of a subdivision map, public right of way vacation, easements, plats and legal descriptions. Engineering services include: grading and drainage plans; storm, sanitary sewer and water plans, including processing for permit approvals; composite utility plan for overall utility coordination, conflict avoidance and utility placement; fire design plan with pipe sizing, flow analysis, fire system layout including fire hydrants, FDC's and PIV's for bidding purposes for site work only; technical specification; construction notes and details; erosion control plan; services for compliance under NPDES General Construction Activity Storm Water Permit including the preparation of a SWPPP and design of storm water treatment and hydromodification areas to meet the Bay Area Municipal Regional Permit requirements. The project will involve extensive coordination with agencies to assist in obtaining the Water District Clearance, Sanitary District Clearance, Stream Side Permit, Fire Department approval and Cal Water clearance. During the final phases of the project, we will provide construction administration services, including, site review visits during construction and assistance in civil related Request for Information (RFIs) and contractor submittals, during construction.

- Office Buildings
 Hotel
- Live/Work Rental Lots
- Parking Structure
- Town Square




Mixed Use Developments



Tassafaronga Housing Apartment Building, Pasta Factory and Townhomes Oakland, CA

SANDIS provided engineering and surveying services for the demolition of existing housing and replacement with an urban in-fill multi-family development. The 7.5 acre site contains 179 affordable residential rental units comprised of 157 units for Oakland Housing Authority and 22 units for Habitat for Humanity. The project consists of four quadrants that each required water and utility designs. Surveying services included a boundary and topographic survey as well as an ALTA survey.

Master planning for all four quadrants included: review client information such as boundary, topographic and utility surveys, as-built drawings and engineering studies; preparation of master grading plan; and the preparation of master utility plan. Design services included: grading and drainage plans; storm, sanitary sewer and water systems plans as well as joint trench; technical specifications; off-site improvement plans; horizontal control plan; construction notes and details; and erosion control plan.

SANDIS provided services for compliance under the NPDES General Construction Activity Storm Water Permit which included: assisting the Client with the preparation and processing of the Notice of Intent form; and developing a Storm Water Pollution Prevention Plan (SWPPP) that emphasized the design and implementation of storm water "Best Management Practices" that was utilized during the construction phase of the project. The BMP's included the following: site description, erosion and sediment controls, waste disposal, implementation of approved local plans, proposed post-construction controls, including descriptions of local post-construction erosion and sediment control requirements, and non-storm water management. Construction staking services included one set of stakes for: rough grade curb, finish grade curb, rough grade building, building control (72 points), pad certification (22 lots), storm drain, sanitary sewer, domestic water, electric pole bases, and joint trench.

- Multi-Agency Involvement
- Residential
- Community Space



key personnel

Leadership



ASCE, NFPA, and ACI.

Credentials:

- ▶ 25 Years of Experience
- Registered Civil Engineer, California #62793
- Qualified SWPPP Developer/Practitioner (QSD/P)
- ▶ LEED AP BD+C
- ▶ Bachelor of Science, Civil Engineering, SJSU

Experience

Avalon Bay Ocean Avenue, San Francisco: 175 rental residential units and 150 commercial units plus 30,000 s.f. grocery space. The project has been Greenbelt Certified as a "Livable Community."

Jeff Setera, PE, LEED AP BD+C, QSD/P, Vice President SANDIS Principal-in-Charge/Engineer of Record

Jeff Setera is Principal and Vice President of SANDIS, Civil Engineers Surveyors Planners. Jeff has worked closely with developers on the creation of mixed-use sites. Jeff's background includes extensive experience in sanitary sewer spot repair, street repair projects, ADA compliance, drainage and drain appurtenant repair, sidewalk and streetscape improvements, roadway beautification, median renovations, pedestrian intersection improvements, and traffic calming projects. Jeff will ensure the team is cohesive and has the resources needed to execute the various project tasks and that there is an appropriate level of communication throughout each project. Jeff is a leader in sustainable design and is a LEED Accredited Professional, a member of

- Avalon Bay Towers, San Francisco: 24 story residential apartment building. The entire development consists of two 20-story, 149,939 s.f. towers (with 2,856 s.f. of retail space) and a four-story, 143,268 s.f. parking garage to accommodate 271 vehicles.
- Avalon Bay Towers, Mountain View: 211 unit residential complex comprised of two, 11-story towers totaling 261,000 s.f. located on 4.4 acres.
- Richardson Apartments Parcel G, San Francisco: development of a 120 unit residential site. The development will support very low income and formerly homeless persons and also house an on-site medical suite.
- 7th & King Housing, San Francisco: a 224 unit affordable homeownership developments. The project has been Greenbelt Certified as a "Livable Community."
- Rich Sorro Housing, San Francisco: development of a 168,500 s.f. residential/mixed-use facility. The project included a five story residential building with 100 units of affordable family rental housing, a childcare center, 15,000 s.f. of common space, 9,850 s.f. of retail space and structured parking for approximately 100 cars.
- ▶ The Montgomery, San Francisco: site analysis and feasibility study for a 107 unit development in downtown.
- Grand Oak Residential, South San Francisco: a 43 unit townhome development, located on a 1.15 acre site. The development consists of one-, two-, and three-bedroom family rental apartments with interior commons space and outside play areas.
- Tassafaronga, Oakland: demolition of existing housing and replacement with an urban in-fill multi-family development for the Oakland Housing Authority. When completed, the 7 acre site will contain 169 residential units.
- Cathedral Gardens, Oakland: a 165,000 s.f. affordable housing development that consists of 92 units.
- Lakeside Senior Housing, Oakland: 92 new affordable senior housing units.
- St. Joseph's Center, Oakland: proposed development will convert and/or demolish the existing St. Joseph's buildings to create 84 senior rental housing units 75 one, two and three bedroom for sale units.
- Arpeggio, Berkeley: 9 story market rate condominium that features 143 units, 23 inclusionary affordable units, a theater and a 3-level parking garage that can accommodate 160 vehicles.
- Bluestar Corner Lofts, Emeryville: the development of 20 townhomes, consisting of five unique designs. Blue Star Corner is the first multi-family, attached production housing to receive LEED certification under the USGBC LEED for Homes pilot program in California.
- Capitol Lofts, Sacramento: adaptive reuse of a warehouse into live/work condominiums. The site is comprised of: 115 units, (average of 1,050 s.f. per unit) and 138 surface parking spaces.



key personnel





Michael Kuykendall, PE, LEED AP, Associate Principal SANDIS Senior Project Manager

Michael has over 10 years of experience in the engineering industry and has been actively involved in the development of roadway and utility infrastructure systems that service residential development. Specific areas of engineering expertise include: storm and sanitary sewer systems; street, roadway, and parking lot improvements; steam, natural gas and emergency power/dual power systems; hot & chilled water systems; water storage tanks; fire, domestic and reclaimed water systems; security fire alarm systems; telecommunication distribution; grading and drainage; detention and retention basins; central plant additions and expansions; slope stabilization; and pump station pressure and filtration. Michael works closely with regulatory agencies to

ensure that SANDIS' design drawings are accurately designed and documented to meet state, local, and federal regulations so that construction permits can be obtained on schedule.

Credentials

- 10 Years Experience
- Registered Civil Engineer, CA # 70780
- Qualified SWPPP Developer/Practitioner (QSD/P)
- LEED AP
- Bachelor of Science, Civil Engineering, CSU Chico

Experience

CIVIL ENGINEERS SURVEYORS PLANNERS

SANDI

- Avalon Bay Ocean Avenue, San Francisco: 175 rental residential units and 150 commercial units plus 30,000 s.f. grocery space. The project has been Greenbelt Certified as a "Livable Community."
- Richardson Apartments Parcel G, San Francisco: development of a 120 unit residential site. The development will support very low income and formerly homeless persons and also house an on-site medical suite.
- Montgomery Street Development, San Francisco: SANDIS provided engineering services for a proposed 107 unit development in downtown San Francisco.
- ▶ Terra Bay Villages, South San Francisco: development of 36 condominium units located on three lots.
- Tassafaronga, Oakland: demolition of existing housing and replacement with an urban in-fill multi-family development for the Oakland Housing Authority. When completed, the 7 acre site will contain 169 residential units.
- MacArthur Transit Village, Oakland: creation of a transit oriented, housing focused, mixed-use development which functions both as a focal point and an integrated link with the rest of the community. The 8 acre development will consist of 625 multi-family residential units, 40,000 s.f. of retail space, and community space.
- St. Joseph's Center, Oakland: proposed development will convert and/or demolish the existing St. Joseph's buildings to create 84 senior rental housing units 75 one, two and three bedroom for sale units.
- Cathedral Gardens, Oakland: a 165,000 s.f. affordable housing development that consists of 92 units.
- Pacific Cannery Lofts, Oakland: development of a 163 unit residential complex. The adaptive reuse development contains studios, flats and loft townhouses that surround an inner courtyard.
- Lakeside Senior Housing, Oakland: 92 new affordable senior housing units.
- Bluestar Corner Lofts, Emeryville: the development of 20 townhomes, consisting of five unique designs. Blue Star Corner is the first multi-family, attached production housing to receive LEED certification under the USGBC LEED for Homes pilot program in California.
- El Cerrito Apartments, El Cerrito: a mixed use development on 4 separate parcels encompassing approximately 4.2 acres.
- Sierra Housing, UC Merced: a 85,000 gsf undergraduate residence hall. The development features 400 student beds and 12 non-revenue staff beds, for a total of 412 new beds. 215 surface parking spaces for lower division students were also created. Amenities also include community style restrooms, group meeting space, informal gathering space, and office space for residence life staff.

LANDSCAPE ARCHITECT

VAN DORN ABED LANDSCAPE ARCHITECTS INC.

SHARI VAN DORN PRINCIPAL

Education	University of California, Berkeley Bachelor of Arts Degree in Landscape Architecture, 1984
Professional Certification	Registered Landscape Architect State of California - License #2852
Professional	1990 - Present: Principal at Van Dorn Abed Landscape Architects Inc.
Experience	1988 - 1990: Walt Disney Imagineering, California and France Area Development Designer
	1984 - 1989: Peridian, Irvine, CA Senior Project Manager and Designer for Landscape Architectural and Planning Office
Other Qualifications	2009 Building of America Green Publication: Turning Landscapes Green – Sustainable Site Design Solutions, 2009 Community Service Award, 2008 Excellence in Green Building of America Award, 2007 SFO San Francisco Beautiful Award, 2006 American Living Platinum Award – Best Neighborhood and Best Redevelopment
	Shari Van Dorn is a licensed Landscape Architect with over 28 years of experience providing creative and comprehensive design solutions, succinct public presentations, high quality construction documentation, project management and construction administration. She has extensive experience working on large multi-disciplinary projects for a wide range of clients including governmental agencies and private developers. Her projects have ranged from new multi-story housing developments, new communities, renovation projects, streetscapes, public parks, recreation centers and schools to hotels and theme parks. She brings in-depth experience in balancing the concerns of the client with those of the community, reviewing agencies, and the environment. She has specialized knowledge and experience with over structure use areas and roof gardens, green building techniques and sustainable landscape design.
	PROJECTS (Partial List)
	WESTSHORE MARINA, POINT RICHMOND, CA: Design for a 3 building, 269 unit condominium project at 57 units per acre with expansive podium level landscaping including pools, spa's, fountains, outdoor use areas, landscaping and a bay front park with connections to the bay trail system.
	POINT RICHMOND SHORES, RICHMOND, CA: Design for a 325 unit condominium complex and large public park including 3 large podium level courtyards with swimming pool, spa's, fountains, putting greens, outdoor fire places and gathering areas. The park features a large pier on the bay with plaza's and lawns including historical references, signage and bay trail.
	UNIVERSITY PARK, SUMMERHILL HOMES, PALO ALTO, CA: 2005 BALA AWARDS: BEST NEIGHBORHOOD; BEST ATTACHED URBAN INFILL DEVELOPMENT AND BEST ATTACHED HOME Project management and design for two multi-family condominium complexes, five blocks of infill housing, historic home renovations, and city park connections. This project involved over structure courtyards and gardens, city park interface, landscape preservation and incorporation of green building materials. The project required extensive production and presentation of design materials to reviewing agencies.
	SAN FRANCISCO INTERNATIONAL AIRPORT, SAN FRANCISCO, CA: Landscape design, construction documents and construction administration of the main entrance

Landscape design, construction documents and construction administration of the main entrance into the expanded new international airport terminal complex to highway 101 and over 2 miles of freeway frontage along Highway 101 north with a budget of \$6,500,000.00.

VARIAN CORPORATE CAMPUS: PALO ALTO, CA

Renovations and additions to the corporate campus including a new cafeteria with outdoor dining, outdoor games and central courtyard to create a new campus identity.

PROMONTORY POINT CONDOS, FOSTER CITY, CA

Design for a 4 building high rise condominium complex on the water front, all with podium courtyards with waterfalls and gardens, pool area and entry water feature.

KOTA DAMAI SPORTS PARK AND PLANNED UNIT DEVELOPMENT FOR SIX VILLAGES, SURABAYA, INDONESIA:

Extensive theming and design for 6 villages including major entry features, guard houses, individual village themes, outdoor markets, themed parks, water features, roadway and streetscape. Project included a business park, recreation and dining facilities with two olympic size pools, waterfalls, six court tennis complex, driving range and support facilities for a 3,000 seat sports pavilion.

MARRIOTT COURTYARD HOTEL, EMERYVILLE, CA:

Project management and design for the hotel, courtyards, parking, entry, and Creekside overlook and bridge.

GOSSAMER ISLE AND VILLAGE, REDWOOD SHORES, CA:

Project management and design for landscaping for two new housing developments fronting the bay including levee overlooks, mini parks, and levee trail, front and rear yards and coordination with public agencies.

STONEGATE, SCOTTS VALLEY, CA

Design for 80 units of attached condominiums including 8 buildings with commercial retail frontage, split level plazas, play area, park trail system and overlooks.

SERRAMONTE CONDOS, DALY CITY, CA

Design for a 200 unit condominium 5 building complex including entry fountain, play areas and an extensive 65' high retaining wall faced in rockwork, planting and waterfalls.

MERIDIAN BAY CONDOS, FOSTER CITY, CA:

Design for landscaping of a prominent condominium complex including pool area, tot lot, podium level gardens, and an urban plaza with fountain.

CAROL NORRIS PARK, SAN JOSE, CA:

Design for a public park including a tot lot, a play area for ages 5 to 12, a shaded picnic area, game table area in a shaded grove of trees and open play fields. This project involved community outreach meetings and city presentations.

EVELYN GLEN, SUNNYVALE, CA:

Design for a new development of town homes including common paseos, park, lighting, community center, streets and model homes.

ELKS LODGE, PALO ALTO, CA:

Design for a new Elks Lodge facility with pools, outdoor dining and cooking area, open play area, day care center and play area and public entry court. Project includes taking roof water under a paved plaza to infiltration planters.

EURO DISNEYLAND, MARNE LA VALLEE, FRANCE:

Design of the 250 acre theme park including extensive visual assessment studies and area development for roller coaster facilities, railroad stations and track ways, artificial river, islands, geysers and waterfalls, ranch and petting zoo development, themed commercial areas, back stage support areas including park access/ underpass/overpass designs, ride queuing areas, water features, entertainment areas and streetscapes. Responsibilities included conceptual and detailed design, direction and supervision of European technical consultants, consultant coordination, direction to model group, and trouble shooting during infrastructure and civil field work.



Marina Harbor Apartments, Marina Del Rey, Ca.

Renovation and new construction for a 966 unit apartment complex on 25 acres surrounding the marina. Project included three over structure plazas with pools, shade elements, tennis courts and gathering spaces. On grade improvements include pool areas, public water front park, plazas, water feature and marina promenade with way finding icons.









Point Richmond Shores Condominiums and Water Front Park, Point Richmond, Ca.





The Venn Apartments, San Francisco, Ca.





CENTERED, SAN JOSE, CA







Ocean Club Resort, Nassau, Bahamas







Bay Meadows II, San Mateo, Ca

Design for five neighborhoods including multi-story residential and single family homes with courtyards, plazas and sustainable design principals.





City South Apartments, San Mateo, Ca





Westshore Marina Water Front Condominiums and Public Park, Richmond, Ca.

