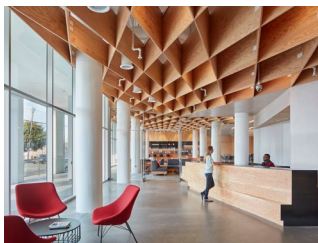
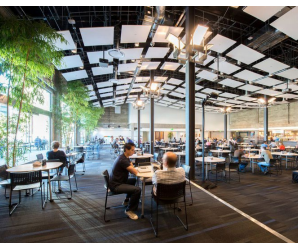




City of Alameda
Adaptive Reuse of Bachelor Enlisted Quarters (BEQ)
Tech Campus at Alameda Point

Proposal for Architectural / Urban Design Services | September 14, 2017



1. Letter of Interest

September 14, 2017

Michelle Giles
Redevelopment Project Manager — Base Reuse
City of Alameda
2263 Santa Clara Avenue
Alameda, CA Zip 94501

RE: **Response to Request for Proposals: Architectural Urban Design Services
Adaptive Reuse of BEQ as a Tech Campus at Alameda Point**

Dear Michelle,

It is clear that the City of Alameda has a truly unique opportunity to attract a world-class tech user through the development of an adaptive reuse strategy for the Bachelor Enlisted Quarters (BEQ) at Alameda Point. BAR Architects and our team of collaborators are excited to bring our expertise and ideas to help envision a development strategy for creating a highly desirable, vibrant tech hub that will serve the City of Alameda and the broader Bay Area.

We have assembled a strategically lean and uniquely qualified team consisting of both Alameda regulars and new blood. Our team consists of BAR Architects, VerPlanck Historic Preservation Consulting, IwamotoScott Architecture and CMG Landscape Architecture. We are enthusiastic about the opportunity to work together as one team to assist the City in envisioning a strategic repositioning of the BEQ and the successful transformation of Alameda Point.

BAR Architects, Christopher VerPlanck and CMG have a history of successful collaboration with the City of Alameda on projects within Alameda, and at Alameda Point in particular. We are committed to cohesively integrating existing resources into a broader vision for a livable, workable, and sustainable Alameda. Collectively, we possess a significant amount of knowledge about the NAS and goals for Alameda Point. BAR Architects was the Master Planner/Architect for the successful Site A and Block 11 development proposals, the adaptive reuse and development of the Del Monte warehouse, and smaller projects within Alameda. Christopher VerPlanck was instrumental in documenting the NAS and has performed contract consulting services for the City of Alameda. CMG's innovation and leadership in tech campus design, placemaking, and green infrastructure will be instrumental in developing the campus vision. Their recent experience on a number of high-profile projects including Facebook's campus, the SF Giant's Mission Rock mixed-use development, redevelopment of Treasure Island, and Google's master development plan for future workplace growth will be of great benefit. CMG also brings an intimate understanding of Alameda Point's historic, civic, and natural significance from their work on the Alameda Point Waterfront Town Center and Precise Plan, where they worked with a team of architects and engineers to re-envision the decommissioned Alameda Naval Air Station as a regional destination neighborhood.

The new face on our team is the firm of IwamotoScott Architecture. IwamotoScott brings considerable experience designing and executing creative office space and urban tech campuses. Specializing in adaptive reuse, their work ranges in scale from 20,000 sf interiors to 1MM sf office complexes specifically designed for tech workplaces. IwamotoScott's clientele includes Amazon/Twitch, Google, Bloomberg and Pinterest among others. Their expertise in creating award winning and innovative workplace design is the perfect addition to ensure our team has the latest workplace strategies and methods in mind when envisioning the potential for what this campus can become.



Architecture

Planning

Interiors

BAR Architects
901 Battery Street
Suite 300
San Francisco, CA 94111
415 293 5700
www.bararch.com

Together, our collective experience in Alameda, adaptive reuse, land planning, tech office design and preservation provides a knowledge base uniquely suited to envisioning not only the transformation of the BEQ into a vibrant center for technology and innovation but also as a transformational catalyst for the Civic Core of Alameda Point and beyond including Spirits Alley, Site A and the Enterprise Zone.

Schedule and Availability

We understand that moving forward quickly is a priority. We acknowledge the City of Alameda's goal to prepare the End User Request for Proposals (EURFP) within 3 to 6 months from the award of the contract. As such, we have prepared a schedule in our response that achieves this goal without sacrificing the quality of the end product.

Additionally, our entire Team acknowledges the schedule included in Section 6 of our RFP response, and has reviewed their workload and availability. Each firm and individual named in Section 4 as well as any additional production or administrative support necessary during the applicable timeframe, fully commits to providing the applicable time necessary to meet the scope and schedule as outlined.

In brief, primary Team members representing BAR Architects will be David Israel and William Duncanson. William Duncanson will serve as the Team's overall project manager and primary point of contact. He has been instrumental in the outreach and approval efforts of the Del Monte Warehouse Renovation, the Alameda Housing Authority's senior housing building at the Del Monte Warehouse Adaptive Reuse and Alameda Point Site A. William is familiar with City of Alameda processes, staff and regulatory bodies. He fully commits to participating in all meetings, presentations and responsibility for coordinating the efforts of the entire consultant team with the City's designated project manager or sub-committee. William will work closely with David Israel, who also brings extensive experience and knowledge from working with the City of Alameda on the Alameda Point Site A, as well as extensive experience designing office facilities.

Primary Team members from IwamotoScott Architecture will be Lisa Iwamoto and Craig Scott. Lisa and Craig are the creative forces behind IwamotoScott's award winning tech office design. Christopher VerPlanck will participate as the Team's historic resources consultant and Kevin Conger of CMG will participate as the public realm designer. Resumes of all key individuals are included in our response.

We are confident the ideation brain trust created by this Team is the ideal complement to the City's subcommittee and will result in a successful and inspiring vision for re-purposing the BEQ as a tech campus.

Summary

We could not be more excited at the opportunity to assist the City of Alameda with developing a vision for the BEQ. We are confident that our team's collective recent experiences in Alameda and work within the Tech Office sector offer an unparalleled combination of skills that will ensure a creative and implementable vision. We bring a passion for buildings, public realm, history, urbanism and innovation and believe this visioning of the BEQ is a perfect opportunity to build on our work and relationship with the City of Alameda to create a collective vision that will significantly enhance the city's efforts to bring high quality tech companies and associated employment opportunities to Alameda.

Thank you for the opportunity to submit our proposal. We look forward to having the opportunity to meet with you and further discuss our approach and ideas outlined in the following materials. In the meantime, please let me know if you have any questions or need any additional information.

Sincerely,



William Duncanson, AIA
Associate Principal, BAR Architects

..... 2. Project Understanding and Approach

Project Understanding and Approach

Our Team loves creating new vitality for old buildings. We also understand that buildings must change over time to maintain utility as workspace needs, industry and technology evolve. The BEQ, in particular, has great bones and presents a unique opportunity to be creatively enhanced and transformed into a tech campus highly attractive to end users as well as the overall community. Along with the building, spaces between the buildings of the BEQ can provide unique and cost effective opportunities for expansion or reconfiguration. Landscape, circulation and outdoor programming can be utilized to accentuate these areas and support the overall experience. We will envision such strategies and many others to make the changes and additions necessary to accommodate tech industry's unique requirements while maintaining the character of the most sensitive and historically significant facades particularly those facing the central parade ground.

Understanding of the Project

The BEQ was and continues to be a part of the entire recognizable history of the NAS. Transforming the BEQ is an important step in re-integrating the NAS into a cohesive Alameda Point community complete with active residential, entertainment, industry and recreation. Historically, the BEQ housed the bulk of base occupants and was densely populated providing shelter, dining and recreational opportunities. Transforming the BEQ into a tech campus has the possibility to reintroduce a dense and vibrant population to these chronically underutilized structures and help bring this new neighborhood forward.

Our team has put considerable thought into what we believe this effort is and what it isn't. This effort is ostensibly about creating a vision for transforming the BEQ into a tech campus and demonstrating the potential that will help Alameda attract high tech tenant or tenants to this unique opportunity. However, this effort, if approached creatively, is about much more.

It can also be about:

1. Identifying, conceptualizing and communicating the various attributes of the BEQ that are most attractive and most readily modifiable so they will be uniquely appealing to a tech office end user.
2. Describing how this re-purposed BEQ can benefit from its surroundings with regards to future growth, user amenity, enrichment and access which then reinforces the tech campus opportunity.
3. Identifying how this re-purposed BEQ can foster growth in the greater Alameda Point and broader community.
4. Generating the visual and quantitative materials to describe a viable, highly desirable and approvable vision for the BEQ, that is consistent with the City's greater goals for the transformation of Alameda Point and the Master Infrastructure Plan.
5. Recognizing, to be feasible, that the vision must be; engaging, exciting, comprehensive, and cost effective for the prospective users.

As indicated in the RFP, the deliverables for this scope of work are visuals and tabulations to be included in what we are calling the "End User Request for Proposals" (EURFP). At this time, we don't know if the campus will be comprised of a single user or multiple end users. However, we do believe that it will be beneficial for the City to consider that the EURFP materials demonstrate a flexibility of development potential in order to cast the widest net. Accommodating different scales, tenants and type of end-users may be enticing to tech companies who often desire flexibility in order to respond to the industry's ever-changing needs.

Generating Excitement to the Tech Industry

We understand that most importantly this Project is about generating excitement about how the BEQ can be custom tailored to the needs and desires of tech office end users. We see amazing potential in the BEQ as the basis for vibrant and sustained tech campus.

The building and site offer rich potential to create a work lifestyle in keeping with the aspirations of technology tenants. This includes the strong relationship of inside to outside with the courtyard as the central collective outdoor space. With some of the best weather around the Bay, we envision this space to become not only the informal "all-hands" and

Project Understanding and Approach

recreational area for an entire company, but also accommodate much desired outdoor workspace at multiple scales. Adaptive reuse is by definition authentic, socially responsible and sustainable, qualities most sought after by the current crop of tech users. The adjacency to Spirits Alley creates natural break-out and off-site places to meet-up, and there is opportunity for future expansion to a multi-building tech campus within Alameda Point. In addition, the building is well configured to ultimately have a series of large-scale floorplates and abundant exposure to natural light; both of which are extremely desirable yet rarely able to exist together, particularly in an urban context. Each of these traits individually and together speaks to the unique opportunity provided by repositioning the BEQ.

That being said, our team is also familiar with the nuances of appropriately respecting a building's character defining features and compatibility with a broader context. We are aware of and believe in the opportunities afforded by buildings as contributors to an existing historic district rather than simply resources in their own right.

We understand the City has limited funds to create the documents associated with the EURFP. We also know identifying great ideas and clearly conveying them doesn't have to be cost prohibitive. We think this effort is primarily about generating ideas and illustrating those ideas in a clear and concise way both economically and graphically. We believe the vision should be feasible in both an operational and construction sense and of course from an entitlements sense (with regards to the Secretary of the Interiors Standards). Most importantly we believe the concepts must reflect a unique, highly desirable and memorable opportunity to create a "sense of place" that is unique within the Bay Area.

We believe this Project is not about:

1. A comprehensive analysis of feasibility including all architecture and engineering disciplines for the building renovation.
2. An in-depth Historic Building Assessment.
3. A comprehensive analysis of site access and circulation and utility (although consideration must be given to these items as they pertain to end user feasibility).

Our Approach to the Project

Our approach to the Project is to synthesize this understanding into an efficient, productive and fun collaboration with the City sub-committee to first generate ideas and then the visuals to support a collective vision for the BEQ. As demonstrated by our previous work in Alameda, we view the City sub-committee as a partner in this visioning effort and feel strongly that in-person interaction in a charrette format should happen early and often.

To create an efficiency of ideation we propose to concentrate visioning ideas into three categories:

- **Buildings**
- **Spaces**
- **Connections**

Ideas pertaining to **Buildings** will consist of reviewing and interpreting the opportunities and constraints around the existing resource(s). We recognize that the buildings are contributors to the overall NAS District but are not individual resources. While this creates some flexibility and logical areas for modification (see secondary facades and selective demolition), we understand that aggressive manipulations to primary facades are inappropriate, likely un-entitleable and should therefore be avoided. We expect that an analysis of the existing building floor plates and circulation will result in logical and cost effective additions and strategic demolition. Manipulations to the existing buildings will be approached with an eye towards creating useful floor plates, efficient but flexible circulation and a malleability in occupation while taking advantage of the graphic strength of this historic resource.

Ideas pertaining to **Spaces** will consist of a series of block diagrams in 3D and interior test fits in plan to assess relevant programmatic adjacencies and single and multi-tenant scenarios. Our team has a wealth of programming data specific to tech end-users that we will employ to evaluate how the BEQ can effectively accommodate the multi-faceted tech program

Project Understanding and Approach

that, in addition to office, includes event space, full service kitchen, server, dining, coffee bar, games, training, MPR, gym, IT lounge, etc., and create the ideal set of team neighborhoods with the appropriate mix of open office to meeting, one-on-one, scrum, breakout, pantries and huddle rooms. We will also spend time determining the best locations for, and designing collective interior spaces that speak to the BEQ's transformation into a vibrant tech hub.

Ideas pertaining to **Connections** will consist of considering ways in which the re-purposed BEQ will both benefit and benefit from being part of the greater Alameda Point. For example, we will consider the ways that adjacent structures and space can create expansion opportunities for office, parking, amenities etc. We will also study how the existing tenants on Spirits Alley can augment the "lifestyle" offering of the re-purposed BEQ.

We believe that instead of creating a campus that has everything figured out to the last detail, people prefer an environment they can adopt and adapt, a landscape they can "hack" and make their own. We believe by creating varied places for people to hang out and engage with one another, employees will be drawn from their offices to the outdoors to work alongside each other and under trees.

Our landscape approach to the BEQ site is to create a tech campus that is fully integrated with the public realm. We believe young, innovative, motivated, and optimistic entrepreneurs prefer an authentic urban public space environment over a unified campus that is completely unlike a city. We believe this desire for authentic public space will soon be a higher priority than corporate identity defined by a signature campus, and an integrated public realm model will offer a sustainable, human-oriented fabric, subverting the automobile-driven typology of the office park and replacing it with a new vision of socially responsible and publicly accessible design. Therein lies the potential for synergy between the public space and program uses at the BEQ site.

A clear opportunity exists to rethink the BEQ to create a more vibrant workplace and neighborhood. Our team will generate these ideas through a combination of analysis of the BEQ and NAS and examination of other adaptive re-use and new construction tech campuses and mixed-use communities. Working closely with you, we will move forward the City's vision of Alameda Point as a sustainable, mixed-used waterfront community.

Proposed Scope of Work Modifications (Also included in Section 5. Proposed Scope of Work)

In general, our Team feels the proposed Scope of Work outlined in your RFP is well considered and efficient with the following qualifications:

Task 1. No proposed modifications

Task 2. No proposed modifications

Task 3. A presentation of the Power Point to the City Team is not outlined as a task. We feel strongly that our consultant Team's findings, which amount to our site approach, are shared with the City Team and our conclusions are informed by a dialogue with the City. This meeting and memorialization of the conversation is included in our proposed compensation.

Task 4. We propose that the Team's presentations are done in person in Alameda either at City Hall or City Hall West and that they are in a charrette format where sub-committee input is welcomed. Our proposed compensation for this phase is the same for in-person vs. go to meetings. Meaning, we are not charging for travel time.

Task 5. While the Task 5 scope discusses 2-3 conceptual ideas coming out of the feasibility stage a "preferred concept will be selected" for further development. Our Team feels strongly, based on our experience with Tech Office tenants, that a variety of potential solutions and configurations may cast a "wider net" in the resulting EURFP process. We believe that two potential scenarios should be studied. One for a single end-user and one for multiple potential end users. Or the visioning materials are presented in such a way that a flexibility of end-users is clear.

We feel strongly that the two identified conference calls should be "in-person" charrette style meetings. Similar to the commentary in Task 4, our proposed compensation is the same for in-person or conference call meetings.

Project Understanding and Approach

Additionally, as noted in the schedule in our proposal response to we believe it would be beneficial, if possible, to hold the Planning Board and Historical Advisory Board meetings during the same week. This would enable feedback from both boards be incorporated into a final revised Design Concept(s) for inclusion in the EURFP.

Task 6. Deliverables for EURFP should also include materials that show the “lifestyle” benefits of Alameda Point and greater Alameda. Our Team feels strongly that the lifestyle components of tech office campuses are a significant factor in recruiting and retention.

..... 3. Project Experience

Relevant Project Experience

Alameda Point Master Plan and Parcel 11

ALAMEDA, CA — ALAMEDA POINT PARTNERS

Working closely with Alameda Point Partners, BAR improved use of the water's edge, and access to on-site community spaces in the newly revised Alameda Point Master Plan. By retaining many of the existing buildings, the new concept preserves local character while improving long-term development flexibility and commercial opportunities at the site. BAR is also working on the mixed-use Parcel 11 complex, including 200 residential units, 25,000 sf of on-site ground floor commercial retail space, and a variety of residential amenities.



Warehouse 48 - Historic Renovation & Adaptive Re-Use

ALAMEDA, CA — STL COMPANY, LLC

An adaptive re-use of the landmark Del Monte Cannery, this new mixed-use development combines neighborhood-serving retail and 309 live-work and residential units. BAR renovated the existing building and added new residential units that take advantage of the existing brick walls, industrial sash windows and exposed heavy timber framing to create a unique living experience. Improving access to the adjacent Alaska Basin, the project will also provide a new public pedestrian paseo linking the Northern and Southern sides of the site.



Futures Without Violence — Historic Renovation & Adaptive Re-Use

THE PRESIDIO OF SAN FRANCISCO, CA

BAR provided programming and full A/E Services for the historic renovation and adaptive re-use of the Presidio's historic Building 100 (previously barracks) into Futures Without Violence's new headquarters and training center. Reimagined and fully renovated, the facility now holds offices, an educational/training center, conference, and exhibition gallery. In addition to renovating the 36,250 sf 'U'-shaped building, a new contemporary 4,440 sf building was respectfully added to infill the existing courtyard and provides flexible conference/multi-use space.



Sun Microsystems / Facebook

MENLO PARK, CA

Now the Facebook Headquarters, BAR originally planned and designed Sun Microsystems' 1 million sf, 56.9 acre campus. The overall goal, still applicable today, was to create an environment that would encourage interaction and collaboration while meeting strict budgetary limitations. Arranged on the site in an informal, crescent-like shape, buildings are placed to provide outdoor meeting areas and adjacent bay views, while accounting for prevailing wind conditions, solar orientation, parking constraints and a phased construction sequence. BAR has also worked with Facebook on selected interior remodels of this facility.



Relevant Project Experience

Levi Strauss & Co. Headquarter Interiors

SAN FRANCISCO, CA

BAR Architects worked with Anderson Architects on the 300,000 sf interior renovation of San Francisco Levi Strauss & Co. Headquarters. Designed to be durable and appealing to foster increased worker productivity, recruitment and retention, the design enables maximum exposure to natural light and the outdoors. Certified LEED Gold, this environmentally efficient, inviting and flexible space met programming and functional needs, as well as the “creative expression of the company,” within a tight schedule.



3333 CalSF Master Plan and Redevelopment

SAN FRANCISCO, CA — LAUREL HEIGHTS LLC.

BAR is an integral part of the multi-disciplinary team developing the overall master plan and design for the redevelopment of this 10.3 acre site in San Francisco's Laurel Heights neighborhood. The new master plan is designed to optimize views of the city and bay, respond to and reinforce local context, and adds 558 homes, retail, office, and public areas for the local community. As part of the overall development, BAR is also designing two multifamily developments, and an office/commercial use development along the Northern edge of the site.



San Rafael Corporate Center/BioMarin

SAN RAFAEL, CA — HINES DEVELOPMENT

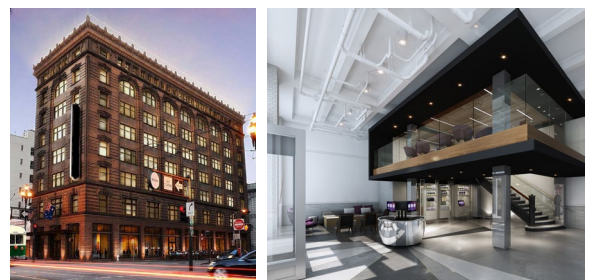
BAR master planned and designed the five building San Rafael Corporate Center which provides 400,000 gsf of flexible multi-tenant space with two supporting parking structures. The site plan provided flexible phasing to allow future development to match market conditions. To date, four of the five office buildings (totaling 320,000 sf) and one parking structure have been completed. Phase 2, including 160,000 sf of offices, received LEED Gold certification.



Yotel Hotel — Historic Renovation & Adaptive Re-Use

SAN FRANCISCO, CA — SYNAPSE DEVELOPMENT

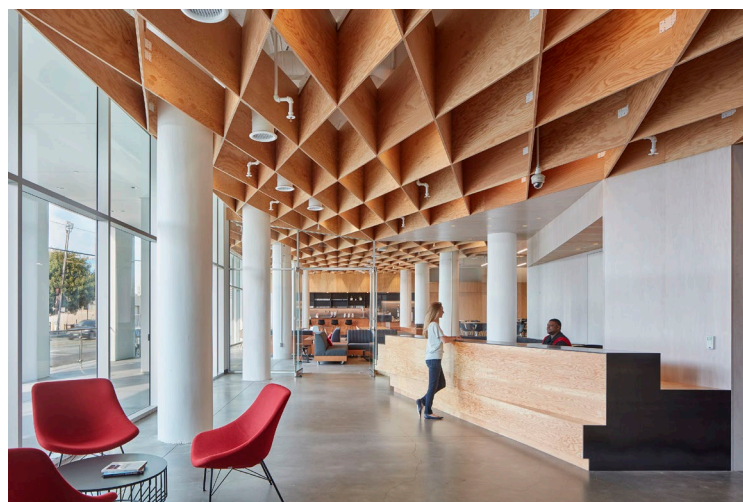
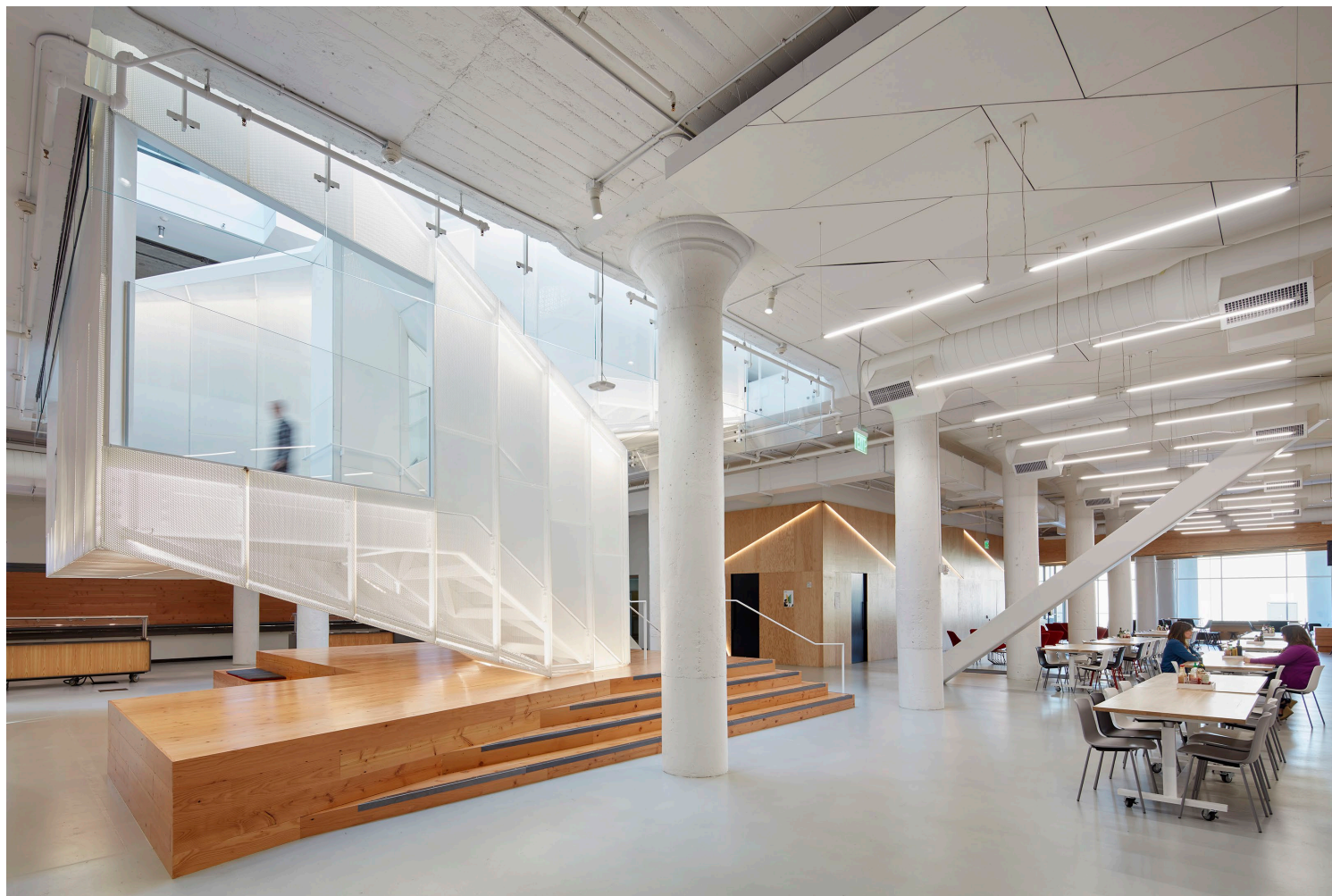
An historic rehabilitation and adaptive re-use of a landmark property, this soon to be completed project (opening Nov. 2017) creates a new micro-hotel serving the vibrant high tech community. The historic high rise has been fully rehabilitated with a new partial story inserted into the ground floor level space, and a variety of new public amenities including co-working business areas, gym, lounge, lobby, ground floor restaurant and retail, and a rooftop bar. Other operational areas include offices, workshop, laundry room, housekeeping, employee break rooms and more.



Pinterest HQ

San Francisco, CA, 2016

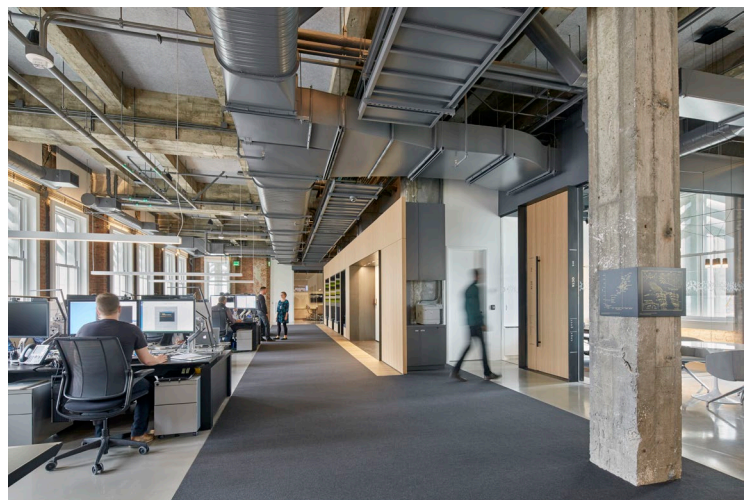
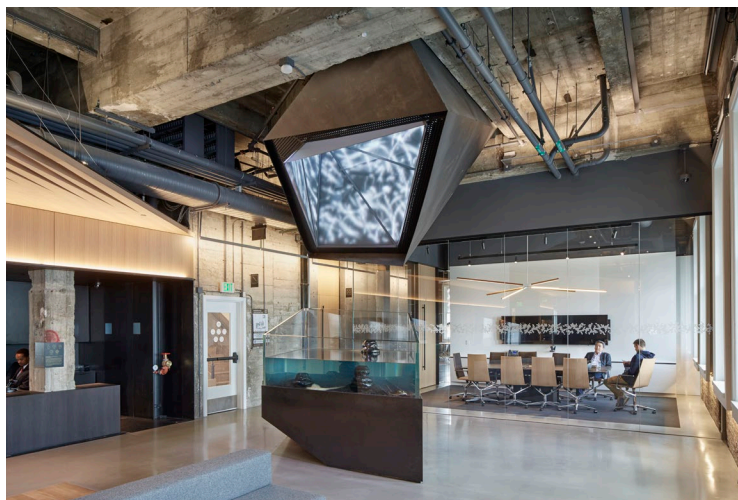
IWAMOTOSCOTT were selected as design architects for Pinterest's new 100,000sf headquarters renovation of a four story concrete frame warehouse in San Francisco's SOMA district. The building houses workspace for engineering and creative teams, plus the company's new communal spaces including all hands, main dining and event space. A communication stair anchors the space within a newly expanded atrium at heart of the building, bringing filtered daylight to all four levels.



Bloomberg West Coast Tech Hub

San Francisco, CA, 2015

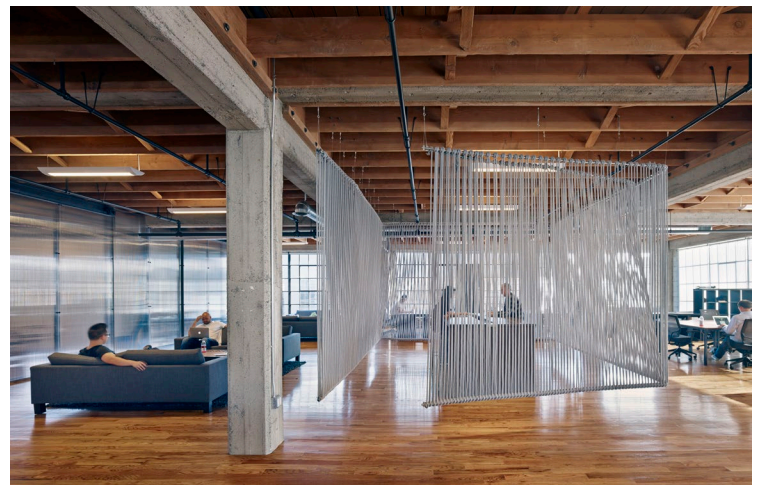
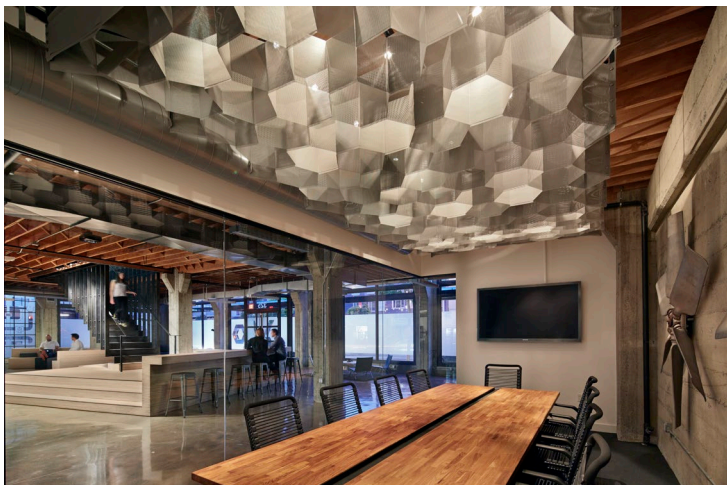
IWAMOTOSCOTT designed a new R&D Hub on two upper floorplates (20,000sf) at the landmark Art Deco skyscraper at 140 New Montgomery (formerly the old Pac Bell Building), as a new software developer workspace and event space for Bloomberg's flagship West Coast Tech Hub. The main reception, pantry and meeting spaces on Level 22 are defined by custom fabricated oak cabinetry and ceiling features and felt-lined booths.



Heavybit Industries

San Francisco, CA, 2012

IWAMOTOSCOTT re-imagined and transformed a three story 16,000sf concrete and timber warehouse into Heavybit's new cloud developer co-working / accelerator / community space in San Francisco's SOMA district. A multi-functioning platform anchors the ground floor, and houses reception, lounge, an idea bar and communication stair. Custom designed and fabricated installations by IwamotoScott that were incorporated into the space include ceiling, lighting and partition elements.



Obscura Digital HQ

San Francisco, CA, 2010

IWAMOTOSCOTT re-imagined a 36,000 sf warehouse for the new headquarters of Obscura Digital, an expanding immersive and interactive media company with a cutting-edge ethos. The design transforms the typical workspace into an artistic design and production headquarters. This included coming up with creative construction and material techniques to meet strict budget and schedule constraints while fulfilling the client's aim to have the space speak to their identity.



IWAMOTOSCOTTARCHITECTURE

SELECTED CLIENT LIST



companies:

Pinterest
Twitch (Amazon)
Volkswagen
Google
Bloomberg
Genentech
VY Capital
Redpoint Ventures
Trinity Ventures
Character SF
Fluid
Westfield
America's Cup
Heavybit Industries
Obscura Digital
Estee Lauder / La Mer / MAC Cosmetics

developers:

Tishman Speyer
Alexandria Real Estate
TMG Partners
Group i
DACRA / L Real Estate
ONEKearny
Palm Diera

institutions:

Alliance for Downtown Manhattan
MoMA PS1
University of Virginia
Guggenheim Museum
Southern California Institute of Architecture
Vitra Design Museum
Art Center College of Design
SFMOMA
Seoul Design Olympiad
UC Berkeley

CMG PROJECT EXPERIENCE

Facebook

Menlo Park, CA

Located on the edge of San Francisco Bay, the Facebook campus is situated in a rapidly evolving and liminal landscape. Beginning in 2008, CMG has worked in collaboration with multiple architects and a range of ecologists, engineers, arborists, and scientists to remediate, repurpose, and re-envision the site. Programming and design strategies reflect the mobility, flexibility, and social interaction that define contemporary technology workplaces and the importance of culture, place, and design to business. The development of the campus will ultimately transform a largely industrial site into a network of social spaces and landscapes that increase community connectivity, provide public access, and create habitat.



East Campus

CMG worked closely with the client to repurpose an existing office campus and develop a program for the company's culture of connection and growth. The design takes advantage of the climate to open the workspace to the outdoors, and applies a series of urban design principles focusing on the social life of public spaces. A lively, quarter-mile promenade allows employees to move and interact along a condensed yet generous space that functions like a street and is linked with building programs to facilitate street life. This infrastructural element allows activation and change along its length, and storefront, maker spaces, and pop-ups accrue over time. Adjacencies ensure no activity occurs in isolation and the variety of spaces helps users orient themselves along the central open space. Building entries were reconfigured to be entered from the pedestrian street rather than from exterior parking lots. Alleys provide links between the pedestrian street and campus edge, programmed with uses that happen between work and home. The open space is complemented by an innovative stormwater management design that incorporates a structural soil system to provide for both stormwater treatment and soils engineering for trees.

West Campus - MPK20

An expansive rooftop park simultaneously integrates and contrasts landscape and architecture. The building houses 2,800 employees on one level, with parking below the building on grade and topped by a 9-acre rooftop park. The architecture is reimagined as landscape, where mature trees above determine the structure below. The rooftop is designed as an immersive and naturalistic environment – a place where, despite the scale, one can feel enclosed. Organized around a half-mile loop, a network of paths weave through and around planting areas, providing a sense of discovery. Designed to accommodate walking meetings and casual conversations, the landscape provides a place of respite with gathering spaces, cafes, and meeting nooks interspersed throughout.



Google Master Development Plan

Mountain View, CA

CMG worked collaboratively with a team of architects, engineers, and other designers to create a vision that rethinks the suburban office park to create a more vibrant workplace and neighborhood anchored on three principles: integrating and respecting nature; fostering a sense of community; and reflecting the creativity and innovation of the company. The plan rethinks Google's existing campus to create a newer, greener, innovative campus where sustainable development meets economic prosperity, nature and

business co-exist and benefit from one another, parks and plazas replace asphalt parking lots, and building architecture reflects the innovation taking place within the walls. CMG led the design of the open space network, providing over 20 acres of public open space through mini-parks, a new neighborhood park, wildlife habitat restoration, and campus open spaces that are publicly accessible. Ranging from quiet parks to active plazas and recreational facilities, the network of open space provides a multitude of opportunities for people to interact and gather.

San Francisco Giants at Mission Rock

San Francisco, CA

By thoughtfully integrating the public realm with active ground-floor building design and uses, a new inviting urban district is created in San Francisco's Mission Bay. CMG developed public realm design controls for this 27-acre mixed use waterfront redevelopment project and historic rehabilitation of Pier 48. Key public realm features include a neighborhood square; an active retail-focused shared street that connects the waterfront to the heart of the district; an active wharf to accommodate maritime use and public access to the bay; and a unique waterfront street that encompasses the active piers and privileges pedestrian and bicycle waterfront access. A vibrant, regionally-oriented waterfront park is programmed to draw visitors through and to the water's edge. Connections to pedestrian- and retail-oriented streets, city-wide waterfront bicycle trails, and other signature open spaces will keep the park populated and lively. Special attention to a diversity of experiences at Mission Rock will enrich the city at multiple scales and cultivate thriving street life for this new neighborhood. At a network scale, the incorporation and coordination of integrated stormwater management, urban forest controls, and comprehensive sea level rise strategies have been essential to the planning phase.



Treasure Island Redevelopment

San Francisco, CA

Fifteen years ago, CMG joined the team for Treasure Island's transition from a former military base into a new San Francisco neighborhood and publicly accessible land. Leveraging its island identity and visibility in San Francisco Bay, the large and complex redevelopment of Treasure Island is an opportunity to redefine a 21st-century new town, leading innovations in landscape-based water management, native and wildlife habitat creation, and urban design to nurture vibrant civic life. CMG has approached the large and complex redevelopment of Treasure Island as an opportunity to pioneer innovation in sustainable infrastructure and socially-oriented landscapes.

The master plan included influential advancements in thinking around large-scale stormwater management as well as pedestrian-oriented streets. The project has involved a complex process to improve public land through private investment. Countless community meetings have made this one of the most publicly vetted projects in the history of San Francisco. As a cornerstone of the redevelopment, the 300 acres of parks and open space networks are one of the most important public benefits and essential to the broad community support of the project.

Alameda Point Waterfront Town Center and Precise Plan

Alameda, CA

CMG worked with a team of architects and engineers to re-envision the decommissioned Alameda Naval Air Station as a regional destination neighborhood. The vision is to create a vibrant and active public waterfront with an extensive system of parks and promenades. The plan focuses on the future town square and reimagines the waterfront surrounding Seaplane Lagoon. Marina Plaza is the most active in the network. The plaza is a flexible space with dramatic views, supporting markets, outdoor cafes, and retail. Alameda Point Park holds the northern edge of Seaplane Lagoon as a substantial waterfront park and regional destination. At the center of the park is a large event amphitheater with floating stage. A gracious pedestrian and bicycle promenade weaves through a series of recreation and picnic lawns, native gardens, plazas, and piers. The western edge of the Seaplane Lagoon, behind which sits the planned Nature Reserve, is a park for visitors to appreciate ecologically-rich constructed habitats, created by removing most of the vast existing paving.



RELEVANT EXPERIENCE

As-needed Historic Preservation Consulting Services, City and County of San Francisco, CA (ongoing)

Client: San Francisco Planning Department

Scope of Work: VerPlanck completes 20-30 historic resource evaluations (HREs) annually for hundreds of private and public development projects throughout San Francisco.

As-needed Historic Preservation Consulting Services, City of Sausalito, CA (ongoing)

Client: Sausalito Community Development Department

Scope of Work: VerPlanck provides consulting services for the City of Sausalito, including historic resource evaluations for individual private properties, as well as more substantial research, documentation, and registration projects for City-owned properties. Several high-profile projects VerPlanck has completed include a successful National Register nomination for the former Marinship Machine Shop, a survey of the former Marinship shipyard, and a citywide historic context statement.

As-needed Historic Preservation Consulting Services, City of Alameda, CA (ongoing)

Client: Alameda Community Development Department

Scope of Work: VerPlanck provides the City of Alameda with preservation consulting services, including historic resource evaluations, design review, and informational presentations before the Historical Advisory Board (HAB). Five recent project are highlighted below:

- **Alameda Marina:** In 2017, VerPlanck prepared a historic resource evaluation for the Alameda Marina on the city's northern waterfront. The scope of work included documenting the property, which was built as the General Engineering & Dry Dock Co., evaluating its significance and integrity, and presenting the findings to the HAB.
- **NAS Alameda Building 8:** In 2016, VerPlanck prepared a memorandum analyzing the proposed rehabilitation of Building 8, a three-story concrete warehouse at NAS Alameda, for live-work and light industrial uses. The building is a contributor to the NAS Alameda Historic District. VerPlanck analyzed the project for compliance with the Secretary of the Interiors Standards, the NAS Alameda Cultural Landscape Guidelines, and the NAS Alameda Character Preservation Guide.
- **NAS Alameda Seaplane Lagoon Ferry Terminal:** In 2016, VerPlanck prepared a memorandum analyzing the design of a proposed ferry terminal that will be built at the northeast corner of Seaplane Lagoon in the NAS Alameda Historic District. VerPlanck analyzed the project for compliance with the NAS Alameda Cultural Landscape Guidelines and the NAS Alameda Character Preservation Guide.
- **Alameda Point Block 11 and Waterfront Park:** In 2016, VerPlanck prepared a memorandum analyzing the design of the proposed mixed-use development at Block 11 adjoining the NAS Alameda Historic District, as well as the proposed Waterfront Park along the north side of Seaplane Lagoon. VerPlanck analyzed the project for compliance with the NAS Alameda Cultural Landscape Guidelines and the NAS Alameda Character Preservation Guide.
- **Del Monte Cannery Building:** In 2014, VerPlanck prepared a memorandum analyzing the design of the proposed rehabilitation for residential use of the former Del Monte Cannery at 1501 Buena Vista Avenue. VerPlanck consulted on the design of the project and then analyzed the project for compliance with the Secretary of the Interiors Standards, presenting the findings to the HAB.

4. Key Staff Experience

David Israel, AIA, LEED AP

PRINCIPAL – BAR ARCHITECTS

ROLE: PRINCIPAL-IN-CHARGE



PROFILE

David Israel, AIA, a principal with BAR Architects joined BAR in 1987 and has over 40 years of experience in planning and designing successful commercial office, mixed-use and multifamily developments. A LEED Accredited Professional, he has worked with a variety of private developers and corporate clients including Hines, Wilson Meany Sullivan, Equity Office, DMB, Fair Isaac, Seagate Properties, Sun Microsystems, Netcom, Trinity Properties. David's experience includes a variety of office complexes including Phase 2 of San Rafael Corporate Center (LEED Gold), and Levi Strauss Corporate Headquarter Interiors (Registered LEED Gold).

EDUCATION

Bachelor of Architecture, University of Oregon, 1975

LICENSE AND ACCREDITATION

Architect: CA, AZ, CO, NV, WA; NCARB

LEED Accredited Professional

SELECTED RELEVANT EXPERIENCE

Alameda Point Master Plan & Parcel 11, Alameda, CA – Alameda Point Partners, Thompson/Dorfman, SRM Ernst & Madison Marquette 68-acre master plan with 800 units and retail; Parcel 11: design of 220 units, retail & restaurants.

Sun Microsystems Campus, Menlo Park, CA 56.9 acre high tech campus of 1,000,000 sf office and common space with fitness center, café and multi-use space.

San Rafael Corporate Center, San Rafael, CA – Seagate Properties, Inc. Planning and design of five-building office campus and conference center.

Station 1300, Menlo Park, CA – Greenheart Land Company 210,000 sf office, 200 units of housing and neighborhood serving retail. Target LEED Platinum for Offices and Retail.

Levi Strauss & Co. Office Renovation – San Francisco, CA Renovation of existing 343,480 sf office building with cafeteria, conference center and retail store.

CSU Chico, Student Services Offices 115,000 gsf office with assembly space and learning center. LEED Silver Certified.

901 Battery, BAR Architects – San Francisco, CA Sustainable renovation of 18,500 gsf office. Designed to achieve LEED Gold.

Garden Court Office Building, Monahan Parker – San Rafael, CA 66,000 gsf office and retail building.

William Duncanson, LEED AP

ASSOCIATE PRINCIPAL – BAR ARCHITECTS

ROLE: PROJECT MANAGER



PROFILE

An Associate Principal at BAR, William Duncanson, AIA, brings 15 years proven experience of planning and architectural design across an array of project types including commercial complexes, mixed-use, multifamily and retail. He has experience in all aspects of the design process, from pre-design to construction documents and construction contract administration for all types of construction. Specifically, he possesses a great depth of experience in Entitlements and Permitting.

EDUCATION

Ph.D. Candidate, University of California, Berkeley

Master of Science in Architecture, UC Berkeley, 2001

Bachelor of Architecture, Southern California Institute of Architecture, 1995

LICENSE AND ACCREDITATION

Architect: CA; NCARB

LEED Accredited Professional

SELECTED RELEVANT EXPERIENCE

Alameda Point Master Plan & Parcel 11, Alameda, CA – Alameda Point Partners, Thompson/Dorfman, SRM Ernst & Madison Marquette 68-acre master plan with 800 units and retail; Parcel 11: design of 220 units, retail & restaurants.

Star Harbor, Alameda, CA – Tim Lewis Communities Adaptive re-use of historic landmark building with 309 units, 9,200 sf retail, and 460 car/185 bike parking spaces.

2820 Broadway, Oakland, CA – Alliance Residential 221 units in the Broadway Valdez Auto Row District.

Foster City Mixed-Use, Foster City, CA – The New Home Company Master plan for 15-acre mixed-use neighborhood with commercial/retail, community amenities and residential.

2254 Market St, San Francisco, CA – The Prado Group Adaptive reuse and renovation with new construction, 13,500 sf commercial space and residential 44 units.

One Henry Adams, San Francisco, CA – Equity Residential 239 units with amenities and 13,000 gsf retail.

830 Eddy Street, San Francisco, CA – Build, Inc. 126 units, residential amenities, retail and parking.

88 Arkansas, San Francisco, CA – Martin Building Company 167,000 sf mixed-use with 126 units and retail.

Team Member Experience



LISA IWAMOTO, Founding Partner

Lisa has fifteen years experience since Founding IWAMOTOSCOTT in 2002. She is the Managing Partner and Design Director with Craig Scott. Lisa specializes in the firm's interiors and design-build installations and fabrications. Lisa directs many of the firm's award winning projects from Pre-Design thru Construction Administration. She will be the primary point of contact.

Lisa received her MArch degree with Distinction from Harvard University, and a BS in Structural Engineering from the University of Colorado. She is Professor of Architecture at UC Berkeley, and author of the best-selling book 'Digital Fabrications: Architectural and Material Techniques' published by Princeton Architectural Press.

- Pinterest HQ at 651 Brannan, 100,000 SF interior tenant improvement including interconnecting stair and furniture selection and coordination. San Francisco
- Pinterest 505 Brannan, 150,000 sf multi-floor interior build-out. San Francisco
- Pinterest NY, 32,000 sf interior tenant improvement across of the NYC Public Library, NY, NY
- Bloomberg Tech Hub, 20,000 sf flagship tech office at 140 New Montgomery, San Francisco, CA
- Heavybit Industries, 24,000 sf multi-floor tenant improvement including interconnecting stair for cloud developer, San Francisco, CA
- City View Garage, 7 story office and garage facade for the Miami Design District, Miami, FL



CRAIG SCOTT, Founding Partner

Craig directs the firm's award winning building and interiors projects. He is known for his encyclopedic knowledge of contemporary and historical architecture. Craig has also led a number of award-winning theoretical projects such as Edgar Street Towers for the Downtown Alliance of New York, and Hydro-Net, the Grand Prize winning entry for the City of the Future: San Francisco 2108 design competition.

Craig received his Master of Architecture degree with Distinction from Harvard University, and a Bachelor of Architecture from Syracuse University. He is Professor of Architecture at California College of the Arts.

- Pinterest HQ at 651 Brannan, 100,000 SF interior tenant improvement including interconnecting stair, furniture selection and coordination. San Francisco
- Bloomberg Tech Hub, 20,000 sf flagship tech office at 140 New Montgomery, San Francisco, CA
- Obscura Digital, 36,000 sf multi-floor tenant improvement including interconnecting stair for cloud developer, San Francisco, CA
- Goto Residence, 2,000 sf custom residence in Napa County.
- 600 Van Ness, 150 unit multi-family housing ground up development, San Francisco CA.
- 88 Bluxome, 1 Million SF core and shell design for new office space (with STUDIOS) for Alexandria Real Estate. San Francisco



MARK SHKOLNIKOV, Sr. Project Manager / Project Architect

Mark has managed and led the design work on many high-profile, multi-family housing projects in San Francisco including 950 Market, 770 Woolsey, and 1532 Harrison, as well as 4575 Santa Monica in Los Angeles and SBCAST, the Santa Barbara Center for Art, Science, and Technology - recipient of the 2016 AIA California Council Honor Award in Residential Design. Mark worked previously at Graft Los Angeles and Macy Architecture in San Francisco.

Mark received his MArch from the University of Pennsylvania, and is a Senior Lecturer in Interior Design at California College of the Arts.

- 950 Market, 100,000 SF, 242 condos. multi-family housing development, San Francisco, CA
- 4575 Santa Monica, 15,000 sf, 10 rental units, multi-family housing development, Los Angeles, CA
- 1532 Harrison, 125,000 sf, 119 rental units, multi-family housing development, San Francisco, CA
- SBCAST, 10,000 sf live-work arts community, Santa Barbara, CA
- W-Hotel & Residences Downtown NY, 255 hotel rooms / 233 condos, New York, NY
- Craig-Teerlink Residence, 3,400 sf custom residence in San Francisco, CA.



Kevin Conger PLA, FASLA

Partner

Kevin is a founding partner of CMG Landscape Architecture and his passion is creating democratic public space and improving the social and ecological wellbeing of our cities. He believes that greater community awareness and engagement results in better stewardship and more sustainable communities. He has led large and complex open space projects around the Bay Area including the redevelopment of Treasure Island, Hunters Point Shipyard, and the former Bay Meadows racetrack; and urban design projects such as Better Market Street, Yerba Buena Street Life Plan, and the SFMOMA Rooftop Sculpture Garden. He was awarded a Seed Fund Fellowship for his commitment to a more vibrant, democratic public space in San Francisco. Kevin's valued partners include the Golden Gate National Park Conservancy for the ongoing stewardship of Crissy Field in Presidio National Park. He has been on the forefront of sea level rise planning and recently toured the Netherlands to study options for sea-level rise, climate adaptation, and resilience. Kevin frequently lectures on the issues of public space, ecology, and design.

EDUCATION

Master of Landscape Architecture
Rhode Island School of Design

Bachelor of Science in Landscape Architecture
California Polytechnic State University

REGISTRATION

Licensed Landscape Architect • California
No. 3567

AWARDS, FELLOWSHIPS & LEADERSHIP

Xtreme LA: Sea Level Rise
One of Two Invited Professional Team Leaders

San Francisco UN Plaza Task Force

Seed Fund Fellow 2013 • Awarded Fellowship

Southern Marin County Sea Level Rise Task
Force Advisor

TEACHING EXPERIENCE

Portland Urban Design Studio
University of Oregon

LECTURES & EXHIBITIONS

"Intentionally Inclusive: Incorporating History and
Culture in Park Design and Programming"
Panelist • Greater Greener Conference

Tactical Urbanism Salon
Congress of the Collectives • New York City • NY

New Practices San Francisco Exhibition
AIA New York and San Francisco

MASTER PLANNING

Alameda Point Waterfront Town Center and Precise Plan • Alameda • CA
Crissy Refresh Master Plan • San Francisco • CA
Treasure Island Master Plan • San Francisco • CA
Hunters Point Open Space Master Plan • San Francisco • CA
Bay Meadows Redevelopment Plan • San Mateo • CA
Newark Center Master Plan • Ohlone College • Newark • CA
Concord Naval Weapons Station Reuse Plan • Concord • CA
Alan Hancock College Campus Master Plan • Santa Maria • CA

URBAN DESIGN

Moscone Center Expansion Open Space Design • San Francisco • CA
Hunters Point Shipyard Redevelopment • San Francisco • CA
SFMOMA Rooftop Sculpture Garden • San Francisco • CA
Treasure Island Open Space Planning • San Francisco • CA
Brainwash Plaza • San Francisco • CA
Better Market Street • San Francisco • CA
Third Avenue Streetscape Plan • Seattle • WA
South Lake Union Streetscape Plan • Seattle • WA
Yerba Buena Street Life Plan • San Francisco • CA
Bay Meadows Streetscape • San Mateo • CA
San Pedro Linkages Plan & Parks • San Pedro • CA

PARKS

Hunters Point Shipyard • San Francisco • CA
Bay Meadows Open Space • San Mateo • CA
West Oakland Farm Park • Oakland • CA
San Pedro Linkages Plan • Los Angeles • CA

CMG

Landscape Architecture

VERPLANCK HISTORIC PRESERVATION CONSULTING

VerPlanck Historic Preservation Consulting (VerPlanck) provides a range of services, including historic structure reports, historic resource evaluations, cultural resource surveys, National Register nominations, property research and building investigations, design review, and rehabilitation tax credit applications. The firm has successfully completed projects for hundreds of private and public clients throughout the West since 2011. Based in San Francisco's landmark Mechanics' Institute Building, VerPlanck Historic Preservation Consulting provides services to communities across the Bay Area, including as the on-call preservation expert for the City of Sausalito, the Town of Ross, and the City of Alameda. In this capacity, VerPlanck assists city staff by preparing technical studies, design review, and providing expert testimony at local boards and commissions. VerPlanck benefits from ongoing collaborations with professionals in allied fields, including architecture, conservation, landscape architecture, archaeology, and structural engineering. The firm is a certified Local Business Enterprise (LBE) and a Microbusiness Enterprise (MBE).

CHRISTOPHER VERPLANCK

The firm's founder and principal, Christopher VerPlanck, exceeds the Secretary of the Interior's Professional Qualification Standards in the areas of History and Architectural History. His primary areas of expertise include cultural landscapes; industrial facilities, including shipyards, port infrastructure, water delivery systems, and company towns; midcentury modern educational campuses; military installations; and residential development in California from Spanish colonization until the 1970s.



Christopher VerPlanck holds a Master's Degree and a Certificate in Historic Preservation from University of Virginia's Graduate School of Architecture. He also holds a Bachelor's Degree in History from Bates College. He began his professional career in 1997 as the Sally Kress Tompkins Fellow at the National Park Service in Washington, D.C. After returning to San Francisco, Mr. VerPlanck was the Preservation Fellow at San Francisco Architectural Heritage until 2000. From 2000 until 2007, VerPlanck managed the Cultural Resources Studio at Page & Turnbull, San Francisco's oldest preservation architecture firm. After starting his own firm in 2007, Mr. VerPlanck collaborated with several others until founding his existing solo practice in 2011.

Working *pro bono*, in 2006, VerPlanck took the lead on restoring an earthquake refugee cottage to mark the Centennial of the 1906 Earthquake. He has also stepped up to save several important buildings and institutions – chief among them, San Francisco's famous Tonga Room. VerPlanck is an avid public speaker and writer. He is also an *ex-officio* board member of DOCOMOMO/NoCa and San Francisco Heritage. He has won five Preservation Design Awards, one AIA Design Award, and a San Francisco Beautiful Award.

telephone: 415.391.7486

email: chris@verplanckconsulting.com

57 Post St., Suite 810, San Francisco, CA 94104

5. Proposed Scope of Work

Proposed Scope of Work

In general, our Team feels the proposed Scope of Work outlined in your RFP is well considered and efficient with the following qualifications:

Task 1. No proposed modifications

Task 2. No proposed modifications

Task 3. A presentation of the Power Point to the City Team is not outlined as a task. We feel strongly that our consultant Team's findings, which amount to our site approach, are shared with the City Team and our conclusions are informed by a dialogue with the City. This meeting and memorialization of the conversation is included in our proposed compensation.

Task 4. We propose that the Team's presentations are done in person in Alameda either at City Hall or City Hall West and that they are in a charrette format where sub-committee input is welcomed. Our proposed compensation for this phase is the same for in-person vs. go to meetings. Meaning, we are not charging for travel time.

Task 5. While the Task 5 scope discusses 2-3 conceptual ideas coming out of the feasibility stage a "preferred concept will be selected" for further development. Our Team feels strongly, based on our experience with Tech Office tenants, that a variety of potential solutions and configurations may cast a "wider net" in the resulting EURFP process. We believe that two potential scenarios should be studied. One for a single end-user and one for multiple potential end users. Or, the visioning materials are presented in such a way that a flexibility of end-users is clear.

We feel strongly that the two identified conference calls should be "in-person" charrette style meetings. Similar to the commentary in Task 4, our proposed compensation is the same for in-person or conference call meetings.

Additionally, as noted in the schedule in our proposal response to we believe it would be beneficial, if possible, to hold the Planning Board and Historical Advisory Board meetings during the same week. This would enable feedback from both boards be incorporated into a final revised Design Concept(s) for inclusion in the EURFP.

Task 6. Deliverables for EURFP should also include materials that show the "lifestyle" benefits of Alameda Point and greater Alameda. Our Team feels strongly that the lifestyle components of tech office campuses are a significant factor in recruiting and retention.

..... 6. Budget and Schedule

Budget & Schedule

Proposed Schedule

Task 1: Kick- Off Meeting - Week of October 9th

Task 2: Historical Document Review - Week of October 16th

Task 3: Site Reconnaissance - Two Weeks beginning 10/16/17 (Remainder of October)

Task 4: Concept Feasibility / Strategic Assessment (Month of November – Key dates below)

Presentation 1 – Week of 11/13

Presentation 2 – Week of 12/4

Task 5: Architectural Design Concept (Months of December 2017, January & possibly February 2018 –Key dates below)

Propose first PB hearing on 1/8/2018

Propose first HAB hearing on 1/4/2018

Staff meeting week of 1/8/2018 – after PB hearing to discuss two meetings and establish next round of design tweaks.

Two weeks of design development

*Proposed second HAB hearing on 2/1/2018****

*Proposed second PB hearing on 2/12/2018****

Staff meeting (in person) week of 2/12/2018 – after PB hearing to discuss meetings and establish final round of design tweaks

Task 6: Preparation of EURFP Materials (Month of February - Key dates below)

March 5, 2018 – Deliver RFP materials to City

***** Second HAB and PB Hearings are optional.**

Hourly Rates and Proposed Compensation

Principal/Project Manager	—	\$250/hr.
Designer 1/Historic	—	\$160/hr.
Designer 2	—	\$140/hr.
Admin	—	\$100/hr.

Our Proposed Compensation Chart, including tasks, hours follows.

Proposed Compensation

Alameda Point BEQ Visioning Proposed Compensation					
Task Description	Principal/Project Manager	Designer 1 / Historic	Designer 2	Admin	Totals
	\$250/hr.	\$160/hr.	\$140/hr.	\$100/hr.	
Task 1 - Kick Off Meeting - Week of October 9th					
Architecture / Master Planning	12	6		2	\$4,160
Historic Preservation		4			\$640
Landscape Design	3	3			\$1,230
Total This Task					\$6,030
Task 2 - Historical Document Review - Week of October 16th					
Architecture / Master Planning	16	8		6	\$5,880
Historic Preservation		60			\$9,600
Landscape Design	8	4			\$2,640
Total This Task					\$18,120
Task 3 - Site Reconnaissance - Two Weeks beginning 10/16/17					
Architecture / Master Planning	24	8	8	2	\$8,600
Historic Preservation		12			\$1,920
Landscape Design	6				\$1,500
Total This Task					\$12,020
Task 4 - Concept Feasibility / Strategic Assessment - Month of November					
Architecture / Master Planning	48	60	60	4	\$30,400
Historic Preservation		8			\$1,280
Landscape Design	16		30		\$8,200
Total This Task					\$39,880
Task 5 - Architectural Design Concept - Months of December 2017, January & possibly February 2018					
Architecture / Master Planning	90	320	80	8	\$85,700
Historic Preservation		8			\$1,280
Landscape Design	24	80			\$18,800
Total This Task					\$105,780
Task 6 - RFP Development - Month of February 2018					
Architecture / Master Planning	32	80	40	4	\$26,800
Historic Preservation		2			\$320
Landscape Design	8	40			\$8,400
Total This Task					\$35,520
Total Proposed Compensation All Tasks					\$217,350

7. City Standard Consultant Agreement

Comments on the City Standard Consultant Agreement

Section 15. Reports. BAR requests that language be added to

- Section a. clarifying that [work products] are exclusive property of the City *upon receipt of undisputed payments.*
- Section b. we request the language be added that the *City Manager will not unreasonably withhold permission, after the public issuance of the End User Request for Proposals, for Provider to use “work products” for their own marketing materials.*

Section 18 b. We request that 24 hours be changed to *1 business day.*

Section 19. We would like to add language indicating that *Provider can terminate for lack of payment.*



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