

**SHASTA REGIONAL TRANSPORTATION AGENCY
REQUEST FOR PROPOSALS FOR PROJECTS LOCATED IN THE
DOWNTOWN REDDING STRATEGIC GROWTH AREA
JUNE 7, 2017**



[1] TRANSMITTAL LETTER

June 7, 2017

Dan Little, Executive Director
Shasta Regional Transportation Agency (SRTA)
1255 East Street, Ste. 202
Redding, CA 96001

Dear Mr. Little:

Thank you for the opportunity to respond to the Shasta Regional Transportation Agency (SRTA) Infill & Redevelopment Incentive Program Request for Proposals. Related California (Related) is unique development company with a long history of assisting local government partners achieve their housing and development goals, having partnered on projects with numerous municipalities statewide. We are a full service firm with in house professionals in planning, architecture, entitlements, legal, financing, construction management and property management and have expertise necessary to execute developments at any scale and any level of complexity.

Related has a long track record of securing competitive affordable housing funding including the Affordable Housing and Sustainable Communities (AHSC) program. In 2015, Related was awarded over \$4.5 million in Round 1 of AHSC for Paradise Creek Phase II. Paradise Creek Phase II broke ground and started construction in April of 2017 and full occupancy is expected fall of 2018. Paradise Creek is an exemplary example of a Related's ability to execute and deliver on transformational projects under difficult constraints.

Our SRTA proposal (Proposal) looks to redevelop the city owned Yuba-Butte Street parking structure (Site) into a model mixed use, resource efficient, affordable housing development. The entire three block parking structure is approaching the end of its useful life according to city staff. Therefore we are proposing to develop an innovative, mixed-use project with 86 units of affordable housing, community space, and ground floor retail with secure parking for both cars and bicycles. Consistent with the goals contained in the Downtown Redding Specific Plan, we believe the most competitive project for AHSC Round 3, would be a dense infill mixed use project that will encourage walking, transit and biking.

The Site provides a strategic opportunity to build on the K2 development and its location near key transit nodes, the RABA Transit Center and the Amtrak Redding Station as well as reestablishing the street system through Yuba and Butte Street. Our Proposal would foster a lively, age friendly commercial center surrounded by pedestrian plazas and amenities. Additionally it would further build pedestrian and bike connections to Downtown transit facilities as well as the City's bike and trail system.

As one of the premier affordable housing developers in California, Related has completed many similar multifamily affordable developments that have helped to revitalize downtowns. We would look forward to the opportunity to work with SRTA and the City of Redding to realize the development potential for this important Site.

Related California and the team of professionals we have assembled are uniquely qualified to address the City of Redding's housing needs and the state goal of reducing GHG emissions to below 40 percent by 2030.

- We have completed over 10,800 units of multifamily affordable housing since our inception in 1989. Our expertise includes both family and senior housing, as well as many developments which have involved master planning and phasing of multiple product types. We have also pioneered a model for intergenerational affordable rental housing that allows us to finance and construct family and senior housing side by side in a single phase.
- Our team has experience in planning, design, finance, construction and property management of developments that utilize every funding source included in this RFP: Affordable Housing and Sustainable Communities (AHSC); Home Investment Partnerships Program (HOME); 4% and 9% Low Income Housing Tax Credits (LIHTC); New Market Tax Credits (NMTC); Neighborhood Stabilization Program (NSP); and Mental Health Service Act (MHSA). In addition, we have experience developing multifamily affordable housing using virtually every other government sponsored program for affordable housing at the local, state and federal level.

We would welcome the opportunity to work with SRTA on this exciting project. All activities and deliverables within the proposed scope of work will be rendered at the provided not to exceed budget. Our offer is firm for duration of the selection process, estimated to be for a minimum of 30 days or until the selection has been confirmed. Should you have any questions please contact Meea Kang, Senior Vice President, 415-828-8692 or Mkang@Related.com at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. A. Witte', with a stylized flourish at the end.

WILLIAM A. WITTE
CEO
Related California

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[3] STATEMENT OF UNDERSTANDING

Our project seeks to contribute towards meeting the statewide goal of reducing GHG emissions to below 40 percent by 2030 by encouraging dense infill housing that will encourage walking, transit and biking. Our Redding project will exemplify the goals of Downtown Redding Specific Plan and the AHSC program which encouraging higher density and walkability.

Our project will be designed to exceed the AHSC threshold requirements in density and parking and we propose to create a vibrant, healthy, economically vibrant downtown that supports implementation of the Regional Transportation Plan and Sustainable Communities Strategy.

We envision the project to be a mixed-use, pedestrian-oriented village with a variety of amenities and neighborhood-serving retail uses. The site's strategic setting around the transit station will facilitate development of a vibrant activity center with improved linkages to the adjacent downtown and surrounding neighborhoods of Redding. The Project area will include components that meet the needs of residents and connect the city and greater region via a safe, efficient, and accessible transportation network that embraces pedestrians, bicyclists, buses, autos, and SRTA.

The project is consistent with the goals and policies of the City's General Plan, including those pertaining to increasing residential density, commercial intensity, and building heights downtown. It also serves to implement key concepts of the City's "complete streets" policies in the Transportation Element.

The Downtown Redding Specific Plan (Plan) contains special standards (Chapter IV) and design guidelines (Chapter V) tailored for the Central Business District (CBD) to help guide development and implement goals and policies of the Plan. For the CBD, the Specific Plan encourages development that promotes a more urban, pedestrian-oriented environment, with greater utilization and intensity than that typical in other commercial areas. Our Proposal is consistent with the Plan.

[4] LIST OF PROJECT TEAM

Development Team: Key Members



WILLIAM A. WITTE
Chairman and CEO
Related California

Mr. Witte is Chairman and Chief Executive Officer of Related California. For the past 25 years, and since the founding of Related California, he has been responsible for the strategic direction of the company, overall management of the firm, pursuit of new development opportunities, and oversight of planning, financing and construction of a development portfolio of over 11,000 residential units totaling more than \$2.5 billion in assets.

Prior to joining Related Companies in 1989, Mr. Witte served as Deputy Mayor for Housing and Neighborhoods under Mayor Art Agnos where he oversaw all housing, development and redevelopment activities for the City of San Francisco. He was Director of Housing and Economic Development under Mayor Dianne Feinstein and served as an appointed Commissioner of the San Francisco Housing Authority.

Mr. Witte previously served as Executive Assistant to Assistant Secretary for Housing/Federal Housing Commissioner Lawrence B. Simons at HUD in Washington, and as Legislative Director for the National Association of Housing and Redevelopment Officials and with the Philadelphia Office of Housing and Community Development.

Mr. Witte graduated from the University of Pennsylvania with a bachelor's degree in Urban Studies and a Master in City Planning. Mr. Witte is a member of the Board of Overseers of the Graduate School of Design at the University of Pennsylvania, and is a member of the Board of Directors of the New Home Company. He is a member of the Fisher Center for Real Estate Policy Advisory Board at the University of California Berkeley's Haas School of Business, as well as the Center for Real Estate at the Merage School of Business at University California Irvine, the Lusk Center for Real Estate at the University of Southern California, and the Community Partners Advisory Board of the Orange County Human Relations Commission. In addition, Mr. Witte sits on the boards of the Center for Creative Land Recycling in San Francisco and Shelter Partnership in Los Angeles.



FRANK CARDONE
President, Related California Affordable
Chief Operating Officer, Related California

As President of Related California Affordable and Chief Operating Officer of Related California, Mr. Cardone leads the company's affordable housing development division and oversees Related California's day to day operations. He leads an integrated development team that encompasses all aspects of the development process including acquisition, planning and design, deal structuring, entitlements, public and private financing, construction, and asset management.

Since joining Related California in 1995, Mr. Cardone has been responsible for the development of more than 11,000 units of affordable rental housing throughout California and has played a central role in building the company's substantial affordable housing platform.

Prior to joining Related California, Mr. Cardone was a Senior Project Manager for M. David Paul & Associates, a Santa Monica based residential and commercial development company, and a Development Project Manager/Vice President for Calmark Development Corporation, a multifamily housing development company.

Mr. Cardone's technical background includes civil engineering consulting on geotechnical and foundation engineering, environmental and hazardous waste investigation, and overall general civil engineering issues. Mr. Cardone holds a Master in Civil Engineering from Stanford University and a bachelor's degree in Civil Engineering from Loyola Marymount University.



STEVE SHERMAN
Chief Financial Officer
Related California

As Chief Financial Officer, Mr. Sherman oversees the company's financial operations and arranges debt and equity for all of Related's affordable housing transactions. He also assists the Related development team in the creation of sophisticated organizational structuring and financing on mixed-income (80/20), mixed-use and multifamily for sale developments. In addition, Mr. Sherman serves as the company's Risk Manager and Senior Asset Manager, overseeing a portfolio of more than 6,000 units, and is responsible for strategic refinancing and disposition of portfolio assets, financial reporting and regulatory compliance.

Prior to joining Related California in 2000, Mr. Sherman was Vice President and Chief Financial Officer of Chicago-based LR Development Company LLC, (currently Related Midwest) an affiliate of The Related Companies. Related Midwest is a leading multifamily developer in the Chicago market and one of the leading affordable housing developers in the state of Illinois.

Prior to LR Development, Mr. Sherman was a Partner in the Chicago accounting practice of Altschuler, Melvoin and Glasser LLP (currently McGladrey-Assurance Tax and Consulting) where he managed a public accounting practice focused on providing high quality tax and consulting services to real estate developers, construction contractors and high-net-worth family groups.

Mr. Sherman holds a bachelor's degree in Accountancy from the University of Illinois, Champaign/Urbana, is a Certified Public Accountant and member of the American Institute of Certified Public Accountants.



MEEA KANG
Senior Vice President
Related California

As Senior Vice President for Related California, Ms. Kang is responsible for business development, strategic planning and creative financing mechanisms for Related's affordable residential developments. She comes to Related with over 20 years' experience in affordable housing finance and development and has entitled and constructed more than 2,500 affordable multi-family housing units in California worth over \$500 million.

Ms. Kang is an expert in navigating California's complex land use entitlement processes, forging innovative public-private partnerships, and structuring multi-layered financing bringing difficult projects to fruition. Prior to joining Related, Ms. Kang was President and Co-Founder of Domus Development, LLC, where she led the company's development activities for fifteen years.

Ms. Kang's projects have received national accolades from the U.S. Environmental Protection Agency, U.S. Department of Housing and Urban Development, American Institute of Architects, U.S. Green Building Council, and the 2014 Governor's Environmental and Economic Leadership Award, California's highest environmental honor. She has been recognized with the Sacramento CREW Nancy Hotchkiss Woman of Impact Award, Smart Growth America's LOCUS Leadership Award, Sacramento Housing Alliance Housing Innovator of the Year Award, Northern California Real Estate Woman of Influence Award, Sacramento Business Journal Women Who Mean Business Award, and the Sierra Business Council Visionary 2020 Award.

Ms. Kang serves as a Commissioner on the California Commission on Aging, appointed by Governor Brown in 2016, is a member of Lambda Alpha International and serves as a director on the boards of the California Housing Consortium, Rail~volution, Council of Infill Builders, and the California Museum. She earned a Master of Architecture from the University of California, Berkeley and a Bachelor of Fine Arts from Cornell University.



STEVE WRAIGHT
Senior Vice President, Design

As Senior Vice President of Design for Related California, Mr. Wraight is responsible for the oversight and coordination of all planning, design and engineering aspects of all affordable developments including developing conceptual designs, review and coordination of consultant's work, contract negotiations and construction assistance.

Prior to joining Related in 1998, Mr. Wraight honed his design, planning, project management and public relations skills as a Partner and Senior Associate in various developer-oriented architectural firms including RNM, Collins & Wraight, Warkentin Wraight, and Withee Malcolm Architects. He has over 35 years' experience in the field of architecture and design.

Mr. Wraight's work has been acknowledged through the receipt of numerous local and national awards as well as by publication in Architectural Record, California Architect, various builder publications, and Safescapes, an American Planning Association publication. Mr. Wraight has been a speaker at the National Association of Home Builders Convention, Pacific Coast Builders Conference, American Institute of Architects seminars, and the prestigious Monterey Design Conference.

Mr. Wraight received a bachelor's degree in Architecture with Honors from California State Polytechnic University, San Luis Obispo.

[5] STATEMENT OF QUALIFICATIONS

a. Number of Years in Business:

The Related Companies of California (“Related California”) has been in business since 1989 (28 years). The company uses a limited partnership format for each individual development. Please see the attached for a list of Related’s Completed Projects which will duplicate the same limited partnership format for the Project. There are no other prior business names for The Related Companies of California.

b. Statement of Demonstrated Capacity to Perform

Related California and the development team assembled for this project have extensive experience in the planning, financing, construction and operation of affordable developments, including experience with the full range of government programs included in this RFP:

- Affordable Housing Sustainable Communities Program (AHSC)
- Home Investment Partnerships Program (HOME)
- 4% and 9% Low Income Housing Tax Credits (LIHTC)
- New Market Tax Credits (NMTC)
- Neighborhood Stabilization Program (NSP)
- Mental Health Service Act (MHSA)
- Veterans Housing and Homeless Prevention Program (VHHP)
- Multi-Family Housing Program (MHP)
- Supportive Multi-Family Housing Program (SHMHP)

In addition, we have experience utilizing a multitude of additional funding sources for development of multifamily affordable and mixed use housing including: Tax Exempt Bond Financing, Proposition 1C Transit Oriented Development Funds (TOD), Proposition 1C Infill Infrastructure Grant Program (IIG), Project Based Section 8, HOPE VI, Affordable Housing Program (AHP), Community Development Block Grant (CDBG), and Housing Opportunities for Persons With AIDS (HOPWA).

Related was one of the first developers awarded AHSC funding in Round 1 of the programs inception. Related was awarded \$4,550,000 for Paradise Creek, II in National City, the project started construction in April of 2017, full occupancy expected by December 2019. Related is also one of a select field of firms with substantial experience in utilizing New Markets Tax Credits (“NMTC”). Our affiliate Related Community Development Group has been a leader in this arena, having secured its own allocation of NMTC. Related has completed two significant NMTC projects including Bronx Terminal Market (Retail center in Bronx, NY) and Robin Hood Charter School (Brooklyn, NY) as well as having an additional NMTC project currently underway, a mixed use development including retail and office in Bronx, NY.

To augment Related’s experience we have assembled a development team that brings unparalleled experience in the targeted areas sought in this RFP.

Meea Kang, Senior Vice President will be the lead overseeing the project. Under Meea co-founded Domus Development, LLC, and successfully won two AHSC awards in Round 1, Anchor Village in Stockton and in Round 2, Cornerstone Village in El Cajon designed by YHLA architects. Meea will oversee all aspects of the entitlement, community outreach and financing process.

[6] SIMILAR COMPLETED PROJECTS

Related has developed over 10,800 units of multifamily affordable, mixed income and market rate housing in California since inception in 1989. Related has tremendous experience in leveraging Low Income Housing Tax Credits with a multitude of other federal, state and local sources of funding to achieve best in class affordable housing developments.

Our portfolio includes many examples of urban infill, transit oriented, housing affordable housing developments. These developments have been transformative to revitalization of their surrounding neighborhoods.

Featured Similar Projects:

- Paradise Creek
- Vista Crest
- Crescent Cove
- Vintage Crossing
- Sakura Crossing
- Mission Bay Block 7
- Triad at the Station
- The Arbors at Oak Park

Please note the attached list of project completed by Related California. These are broken down by City, Unit Types and Total Number of Units, Project Types and Occupancy.

Also contained are a list of awards and honors that Related California has received for the development of these projects.

PARADISE CREEK

National City, CA



Paradise Creek is the largest and most significant state-funded residential development in National City. Located 5 miles south of San Diego in National City's Westside neighborhood, currently an industrial area surrounded by homes and an elementary school, Paradise Creek is a two-phased, 201-unit affordable family apartment development with area enhancements of the park, trails, bike lanes, pathways and intersection improvements funded by the City of National City. A public-private partnership between Related California, Community HousingWorks and the City of National City, Paradise Creek includes pedestrian walks, picnic areas, play areas, a new public park, intimate plazas and a community center which will incorporate management, leasing and social services offices along with a fitness center, learning/computer center, conference room and recreation room.

PROPERTY TYPE

Affordable Apartments,
Transit-Oriented Development

COMPLETION DATE

2016

CONSTRUCTION COMPANY

VCC

ARCHITECT

Pyatok Architects

LANDSCAPE DESIGNER

Spurlock Poirier

DEVELOPMENT PARTNERS

Community HousingWorks

NUMBER OF UNITS

201

VISTA CREST AND PARKSIDE PLACE

Sylmar, CA



Developed in partnership with New Economics for Women, Vista Crest & Parkside Place is Related's first affordable intergenerational development in the City of Los Angeles. With gap financing from the City of Los Angeles' Housing Trust fund, the development consists of 42 one-bedroom senior apartments and 18 three-bedroom family townhomes with attached two-car garages. The community amenities include a community center with kitchen, children's area, multipurpose room, computer area, fireplace, barbecue area and fitness center. Seniors and large families have distinct amenities that can be utilized separately, but are centrally located to promote opportunities for intergenerational community interactions and support. On-site social services are provided by the YWCA.

PROPERTY TYPE

Affordable Apartments,
Mixed-Income Apartments,
Transit-Oriented Development

COMPLETION DATE

2013

ARCHITECT

Quatro Design Group

LANDSCAPE DESIGNER

Dave Waldo Landscape
Architecture

UNIT TYPES

42, 1-bedroom senior units
18, 3-bedroom family townhomes

DEVELOPMENT PARTNERS

New Economics for Women
YWCA

NUMBER OF UNITS

60

INTERIOR DESIGNER

Mannigan Interior Design

CRESCENT COVE

San Francisco, CA



Developed in partnership with Chinatown Community Development Center, Crescent Cove is an affordable housing development located in the master planned community of Mission Bay in San Francisco, adjacent to a waterfront park. The 236-unit development maximizes an irregularly shaped site defined by the curve of the CalTrain railroad tracks. The unique design of the curved building adjacent to the tracks substantially reduces the sound from the slow moving commuter rail cars. The on-site amenities include a 3,000 square foot community center with fitness room and outdoor barbecue area.

PROPERTY TYPE

Affordable Apartments,
Transit-Oriented Development

COMPLETION DATE

2007

CONSTRUCTION COMPANY

Nibbi Brothers General
Contractors

UNITS

236

MARKET STATUS

Fully Leased

ARCHITECT

David Baker & Associates

DEVELOPMENT PARTNERS

Chinatown Community
Development Center

PROPERTY SIZE

3.57 Acres

NUMBER OF UNITS

236

MARKET STATUS

Fully Leased



VINTAGE CROSSINGS

Anaheim, CA



A public-private partnership with the Anaheim Housing Authority on a former City-owned industrial brownfield site, Vintage Crossings represents the beginning of the revitalization of Anaheim's Avon-Dakota neighborhood. This first LEED Platinum affordable apartment community in Anaheim is complete with a 3,000 square foot community center that hosts social services including after school programs and adult educational classes, children's play area, laundry facilities, swimming pool and a pre-school center operated by the Anaheim School District.

PROPERTY TYPE

Affordable Apartments

COMPLETION DATE

2012

CONSTRUCTION COMPANY

Portrait Construction

ARCHITECT

Withee Malcolm Architects

DEVELOPMENT PARTNERS

Anaheim Housing Authority

SUSTAINABILITY STATUS

LEED Platinum

NUMBER OF UNITS

92

SAKURA CROSSING

Los Angeles, CA



Located in an urban oasis in Little Tokyo in Downtown LA, Sakura Crossing is the neighborhood's most bold and contemporary building with colors, forms and materials that were inspired by the existing neighborhood warehouses and Toy District buildings. The architecture of Sakura Crossing subtly references its immediate surroundings, especially the revered Noguchi Garden directly across San Pedro Street.

PROPERTY TYPE

Transit-Oriented Development,
Master Planned Development,
Mixed-Income Apartments,
Mixed-Use Development

COMPLETION DATE

2009

CONSTRUCTION COMPANY

Suffolk Construction

ARCHITECT

Thomas P. Cox Architects

NUMBER OF UNITS

230

MARKET STATUS

Fully Leased

SUSTAINABILITY STATUS

Green Cleaned Property

MISSION BAY, BLOCK 7

San Francisco, CA



A partnership with Chinatown Community Development Center, located in San Francisco's Mission Bay Redevelopment Area and adjacent to the new UCSF Medical Center, Mission Bay, Block 7 will be a 200-unit affordable, mixed-use, transit-oriented development with 10,000 square feet of retail located along the 4th Street bicycle route and two blocks from the Muni Third Street Mission Rock Light Rail Station. A portion of the property faces Mission Bay Commons Park that leads to the south waterfront of the San Francisco Bay and will include more than two acres of open space that will grow to nearly six acres when the neighborhood is complete, along with 252 secured bicycle parking spaces, visitor bicycle parking and 52 parking spaces. The buildings wrap around a large communal open space for gathering and relaxing featuring a community pavilion with space and amenities for residents to gather, relax and cook.

PROPERTY TYPE

Affordable Apartments, In Development, Transit-Oriented Development, Mixed-Use Development

ARCHITECT

David Baker Architects

DEVELOPMENT PARTNERS

Chinatown Community Development Corporation

NUMBER OF UNITS

200

RETAIL

10,000 square feet

TRIADA COURTS, TRIADA GARDENS, TRIADA VILLAGE

Santa Ana, CA



PROPERTY TYPE

Affordable Apartments,
Transit-Oriented Development

COMPLETION DATE

2013

CONSTRUCTION COMPANY

Portrait Construction

ARCHITECT

William Hezmalhalch Architects

UNIT TYPES

114

PROPERTY SIZE

2.48 Acres

MARKET STATUS

Fully Leased

The project was developed in two phases with two allocations of 9% low income housing tax credits. In addition to traditional design and engineering standards, the project is designed and constructed to “Build It Green” standards.

Triada Court includes 74 large family apartment units on a single site. The residential units are designed as two-story townhomes constructed as Type V wood structure, some of which wrap around a Type I (concrete) at grade garage at street level with street facing stoops. A 1,500 square foot retail space will accommodate a neighborhood amenity such as a café or coffee shop to serve as a community gathering space. Other onsite amenities include podium level common courtyard/open spaces, tot lot, BBQ areas, common laundry room, property management offices, and social service space.

Triada Gardens is comprised of 25 new construction units including 15 two-bedroom units and 10 three-bedroom units constructed as two-story townhomes and second story carriage units with a combination of tuck under and standalone garage parking at grade.

Triada Village is comprised of 15 historical rehabilitation units including 5 one-bedroom units, 7 two-bedroom units, and 3 three-bedroom units. These units are located in 10 buildings including 7 single family homes, two duplexes, and one fourplex. Surface parking for the rehab units is provided on site with carports. Triada Village and Triada Gardens were financed as a scattered sites affordable housing development utilizing one allocation of 9% tax credits. Project amenities include common courtyard spaces, common laundry facilities in addition to access to common area facilities in Triada Court.

THE ARBORS AT OAK PARK

Sacramento, CA



Located in the Oak Park neighborhood of Sacramento, this mixed-use development consists of 55 units for low income seniors and 3,700 square feet of first-floor retail located at the highly visible intersection of Broadway and Martin Luther King Jr. Boulevard. Amenities include a community room with media area, computer center, fitness room, and outdoor courtyard with fountain, seating areas and barbecues. Designed and constructed to Build It Green standards, this development serves as a catalyst for revitalization of the Oak Park neighborhood.



PROPERTY TYPE

Affordable Apartments

NUMBER OF FLOORS

3

COMPLETION DATE

2013

ARCHITECT

Mogavero Notestine Associates

NUMBER OF UNITS

56

MARKET STATUS

Retail Available

RETAIL

3,700 square feet

RELATED CALIFORNIA – COMPLETED PROJECTS

Project Name	City	Units			Project Type							Occupancy				
		Total Units	Affordable Units	Market Rate Units	Affordable	Market Rate	80/20	New Construction	Acquisition Rehab	Preservation	Family	Senior	Inter-generational	Mixed Use	Mixed Income	Work Force
Hillview Glen	San Jose	138	138		•						•					
Vista Alicante	La Mirada	84	84		•						•					
Vista Angelina	Los Angeles	108	108		•						•					
Fillmore Marketplace	San Francisco	120	120		•						•					
Paseo Village	Anaheim	176	176		•			•			•					
Harbor Village	Harbor City	624	624		•						•		•			
Hayes Valley Apartments	San Francisco	195	195		•						•					
Parkside Glen	San Jose	180	180		•						•					
Village Heights	Newport Beach	75	75		•						•					
Somerset Glen	La Mirada	161	161		•						•					
The Crossings	Rialto	100	100		•						•					
The Paramount	San Francisco	487	97	390			•				•			•	•	
Hermosa Village I	Anaheim	293			•				•	•	•					
El Rancho Verde I	San Jose	300			•				•	•	•					
El Rancho Verde II	San Jose	400			•				•	•	•					
Vista Terrace Hills	San Ysidro	262			•				•	•	•					
Summercrest	National City	232			•				•	•	•					
Summercrest	National City	140			•				•	•		•				
Paseo del Oro	San Marcos	120			•						•			•		
Village at Willow Glen	San Jose	133			•						•					
Coronado Terrace Apartments	San Diego	312			•				•	•	•					
Bowen Court	Huntington Beach	20			•							•				
Village at Sierra	Fontana	108			•						•					
Northpointe	Long Beach	528			•				•	•	•					
Alice Court	Laguna Beach	27			•											•
Pueblo del Sol	Los Angeles	201			•						•					
Noble Tower	Oakland	195			•				•	•		•				
Fountains at Sierra	Fontana	93			•							•				
Pueblo del Sol	Los Angeles	176			•						•					
Jean McKinney Manor	San Diego	50			•							•				
Oak Village	Oakland	117			•				•		•					
Hermosa Village II	Anaheim	112			•				•	•	•					
Gardens at Sierra	Fontana	93			•							•				
Stratford Place - Senior	Westminster	58			•							•	•			
Windsor Court - Family	Westminster	28			•						•		•			
Lion Creek Crossings	Oakland	114			•						•					
Bayview Landing	Newport Beach	120			•							•				
Hermosa Village III	Anaheim	76			•				•		•					
Hikari	Los Angeles	128	26	102			•							•	•	
Crescent Cove	San Francisco	236			•						•					
Lion Way	Oakland	146			•						•					
Hermosa Village IV	Anaheim	36			•				•		•					
Creekside	Oakland	106			•						•					

COMPLETED PROJECTS - continued

Project Name	City	Units			Project Type							Occupancy				
		Total Units	Affordable Units	Market Rate Units	Affordable	Market Rate	80/20	New Construction	Acquisition Rehab	Preservation	Family	Senior	Inter-generational	Mixed Use	Mixed Income	Work Force
Tivoli Plaza	Pomona	63			•						•	•				
Shield Village	Pomona	27			•					•		•				
Trinity Plaza	Richmond	66			•						•		•			
Sakura Crossing	Los Angeles	230	46	184		•							•	•		
Plaza at Sierra	Fontana	90			•						•					
The Century	Century City	140		140	•											
Olive Street Preservation	Los Angeles	309			•			•	•		•		•			
Pradera Apartment Homes I	Anaheim	72			•					•						
Pradera Apartment Homes II	Anaheim	74			•					•						
City Center Senior Apartments	Ontario	76			•						•					
Paseo Verde I	Fontana	50			•					•						
MLK Marcus Garvey Apts.	San Francisco	211			•			•		•						
Paseo Verde II	Fontana	46			•					•						
La Kretz Villas	Los Angeles	49			•											•
Lion Creek Crossings IV	Oakland	72			•					•			•			
Vintage Crossings	Anaheim	92			•					•						
Via425 Apartments	Carson	65			•					•						
Paseo Verde III	Fontana	46			•					•						
Vista Angelina	Los Angeles	108			•			•	•	•						
Triada Gardens/Village	Santa Ana	40			•			•		•						
Triada Court	Santa Ana	74			•					•			•			
Vista Crest/Parkside Place	Sylmar	60			•					•	•	•				
The Arbors	Sacramento	56			•						•		•			
The Arbors at Vintage Crossings	Anaheim	13			•			•		•						
Paseo Village	Anaheim	176			•			•		•						
Belmar Apartments	Santa Monica	160			•					•						
Ocean Avenue South- The Waverly	Santa Monica	65	65		•		•						•			
Ocean Avenue South- Seychelle	Santa Monica	93	93		•		•						•			
Lion Creek Senior Apartments	Oakland	128			•						•					
Berkeley 75	Berkeley	75			•			•		•						
The Emerson	Los Angeles	271	54	217		•				•			•	•		
Harbor Village	Harbor City	400			•			•		•			•			
Via 401	Carson	40			•					•						
Block 7 - Mission Bay	San Francisco	200			•		•			•			•		•	
Solaira at Pavilion Park	Irvine	221			•		•				•					
Parkside Family Apartments	Pomona	62			•		•			•						
Bloomington Grove/Lillian Court	Bloomington	106			•		•			•	•		•			
Paradise Creek	National City	109			•		•			•						
Oak Center Apartments	Oakland	77			•			•		•						
MORH Housing	Oakland	126			•			•		•						
Mayfield Place	Palo Alto	70			•		•			•			•			
Bloomington Phase II	Bloomington	84			•		•			•						

RELATED CALIFORNIA - AWARDS

Award	Description	Presented By:	Project	Location
2017 Ruby Awards	Project of the Year, New Construction	San Diego Housing Federation	Paradise Creek Phase 1	National City, CA
2017 Best in American Living, Silver Award	Best Senior Housing/Multifamily	National Association of Home Builders; Best in American Living	Solaira at Pavilion Park	Irvine, CA
2017 Affordable Housing Award	Special Needs Development	The Kennedy Commission	Solaira at Pavilion Park	Irvine, CA
2016 ULI Global Award for Excellence	Global Award for Excellence	Urban Land Institute	Ocean Avenue South	Santa Monica, CA
2016 American Architecture Award	Best New Building Designed by American Architect	The Chicago Athenaeum Museum of Architecture and Design	Ocean Avenue South	Santa Monica, CA
2016 PCBC/Gold Nugget Grand Award	Best Affordable Housing Community (over 60 units / acre)	Pacific Coast Builders Conference	Belmar	Santa Monica, CA
2016 PCBC/Gold Nugget Award of Merit	Best Affordable Housing Community (30-60 units / acre)	Pacific Coast Builders Conference	Solaira	Irvine, CA
2016 PCBC/Gold Nugget Award of Merit	Best Senior Housing Community - Active Living	Pacific Coast Builders Conference	Solaira	Irvine, CA
2016 PCBC/Gold Nugget Award of Merit	Best Affordable Housing Community (under 30 units / acre)	Pacific Coast Builders Conference	Parkside	Pomona, CA
2016 Los Angeles Business Journal	Best Mixed Use Project	Los Angeles Business Council	Ocean Avenue South	Santa Monica, CA
2015 PCBC/Gold Nugget Award of Merit	Best Multifamily Housing Community (over 60 du / acre)	Pacific Coast Builders Conference	The Waverly and The Seychelle	Santa Monica, CA
2015 Los Angeles Business Council Architectural Award	Residential Housing Community of the Year - Attached Community	Pacific Coast Builders Conference	The Waverly, The Seychelle and Belmar	Santa Monica, CA
2015 PCBC/Gold Nugget Award of Merit	Best Affordable Housing (over 60 units / acre)	Pacific Coast Builders Conference	Lion Creek Crossings V	Oakland, CA
2015 Business Journal Best Real Estate Projects	Best Housing Award	Los Angeles Business Council	Ocean Avenue South	Santa Monica, CA
2014 PCBC/Gold Nugget Grand Award	Best Infill Project	Sacramento Business Journal	The Arbors at Oak Park	Sacramento, CA
2014 PCBC/Gold Nugget Grand Award	Best Renovated or Restored Project	Pacific Coast Builders Conference	Triada Court & Triada Gardens	Santa Ana, CA
2014 PCBC/Merit Award	Best Affordable Project (under 30 du / acre)	Pacific Coast Builders Conference	Triada Court & Triada Gardens	Santa Ana, CA
2013 PCBC/Gold Nugget Award of Merit	Best Affordable Project (under 30 du / acre)	Pacific Coast Builders Conference	Vista Crest & Parkside Place	Santa Clarita, CA
2013 PCBC/Gold Nugget Award of Merit	Best Affordable Project (over 30 du / acre)	Pacific Coast Builders Conference	Vintage Crossings	Anaheim, CA
2013 PCBC/Gold Nugget Award of Merit	Sustainable Residential Community	Pacific Coast Builders Conference	Vintage Crossings	Anaheim, CA
2013 Affordable Housing Awards	Commitment to Excellence while Participating in the Growth of Downtown LA	Downtown Breakfast Club	Grand Park	Los Angeles, CA
2012 LEED Platinum Award	Project of the Year for Large Developments	O.C. Comm Hsg Corp, the Kennedy Commission, Afford Hsg Clearinghouse	Triada Court & Triada Gardens	Santa Ana, CA
2012 National Association of Minority Architects Awards	LEED Platinum	U.S. Green Building Council	Vintage Crossings	Anaheim, CA
2012 AIA Los Angeles Design Awards	Citation for Design Excellence	National Association of Minority Architects Awards	Lion Creek Crossings Phase V	Oakland, CA
2012 Multifamily Executive Magazine Award	Building Team of the Year	American Institute of Architects Los Angeles Design Awards	Grand Park	Los Angeles, CA
2012 Multi-Housing News Awards	Editor's Choice	Multifamily Executive Magazine	MLK/Marcus Garvey Cooperative Apts	San Francisco, CA
2012 Multi-Housing News Awards	Grand Award for Apartment Renovation	Multifamily Executive Magazine	MLK/Marcus Garvey Cooperative Apts	San Francisco, CA
2012 Helen Putnam Award for Excellence	Best New Seniors Development	Multifamily Executive Magazine	Plaza at Sierra	Fontana, CA
2012 PCBC/Gold Nugget Award of Merit	Best Renovation	Multifamily Executive Magazine	MLK/Marcus Garvey Cooperative Apts	San Francisco, CA
2012 PCBC/Gold Nugget Award of Merit	Housing Programs and Innovations	League of California Cities	Plaza at Sierra	Fontana, CA
2012 PCBC/Gold Nugget Award of Merit	Best Renovated or Restored Residential Project	Pacific Coast Builders Conference	Olive Street Preservation	Los Angeles, CA
2012 PCBC/Gold Nugget Award of Merit	Best Renovated or Restored Residential Project	Pacific Coast Builders Conference	Marcus Garvey / Martin Luther King	San Francisco, CA
2012 PCBC/Gold Nugget Award of Merit	Best Affordable Project (over 30 du / acre)	Pacific Coast Builders Conference	La Kretz Villas	Los Angeles, CA
2012 PCBC/Gold Nugget Award of Merit	Best Senior Housing Community - Age Qualified, Affordable	Pacific Coast Builders Conference	City Center Senior Apartments	Ontario, CA
2012 PCBC/Gold Nugget Award of Merit	Best Kitchen Design	Pacific Coast Builders Conference	The Century	Century City, CA
2012 Outstanding Affordable Housing Development Award	The Kennedy Commission	The Kennedy Commission	Pradera Apartment Homes	Anaheim, CA
2011 Corporate Leadership Award	Asian Women in Business - Phoebe Yee	Asian Women in Business	Related California	Los Angeles, CA
2011 Los Angeles Business Council Architectural Award	Best Design Concept - Multi-Family Market Rate	Los Angeles Business Council	The Village at Santa Monica	Santa Monica, CA
2011 PCBC/Gold Nugget Grand Award	Best Affordable Project (under 30 du / acre)	Pacific Coast Builders Conference	Plaza at Sierra	Fontana, CA
2011 PCBC/Gold Nugget Grand Award	Best Age Qualified Housing - Multi-Family Community	Pacific Coast Builders Conference	Plaza at Sierra	Fontana, CA
2011 PCBC/Gold Nugget Award of Merit	Best Age Qualified Housing - Multi-Family Community	Pacific Coast Builders Conference	City Center Senior Apartments	Ontario, CA
2011 PCBC/Gold Nugget Award of Merit	Best Affordable Project (30 du / acre or more)	Pacific Coast Builders Conference	Crescent Cove	San Francisco, CA
2010 NHS OC Good Neighbor Award	Outstanding Dedication to Providing Housing Solutions for OC Working Families	Neighborhood Housing Services of Orange County	Related California Projects	Orange County, CA
2010 Building of America Award	Best in New Construction	The Building of America	Sakura Crossing	Los Angeles, CA
2009 Downtowners of Distinction Awards	L.A. Downtown News	L.A. Downtown News	Sakura Crossing	Los Angeles, CA
2009 NAHRO Agency Award of Excellence	Program Innovation Community Revitalization	National Association of Housing and Redevelopment Officials	Lion Creek Crossings III	Oakland, CA
2009 SAGE Award	Project of the Year	50+ Housing Council - Building Industry Association of Southern California	Tivoli Plaza & Shield Village	Pomona, CA
2009 Best of Downtown L.A. Award	L.A. Downtown News	L.A. Downtown News	Grand Avenue	Los Angeles, CA
2009 Beautification Award	City of La Mirada	City of La Mirada	Somerset Glen	La Mirada, CA
2008 Builder's Choice Grand Award	Best Multifamily Project	Builder Magazine	Crescent Cove	San Francisco, CA
2008 Westside Prize	Urban Solutions in Progress	Westside Urban Forum	Santa Monica Village	Santa Monica, CA
2008 Downtowners of Distinction Awards	Most Notable Projects by L.A. Downtown News	L.A. Downtown News	Hkari	Los Angeles, CA
2007 NAHRO National Award of Excellence	Project Design - Mixed Income Housing	National Association of Housing and Redevelopment Officials	Lion Creek Crossings II	Oakland, CA
2007 CRA Award of Excellence	Residential Development - New Construction	California Redevelopment Association	Lion Creek Crossings II	Oakland, CA
2007 Compass Blueprint "Livability Award"	Livability Award	Compass Blueprint	Grand Avenue	Los Angeles, CA
2006 ULI National Award of Excellence	Superior Design, Relevance to Issues & Needs, Resourceful Land Use	Urban Land Institute	Pueblo del Sol	Los Angeles, CA
2006 PCBC/Gold Nugget Award of Merit	Best Affordable Project (under 30 du / acre)	Pacific Coast Builders Conference	Windsor Court/Stratford Place	Westminster, CA
2006 PCBC/Gold Nugget Award of Merit	Best of Senior Housing Project	Pacific Coast Builders Conference	Bayview Landing Senior Apartments	Newport Beach, CA
2006 PCBC/Gold Nugget Award of Merit	Best of Senior Housing Project	Pacific Coast Builders Conference	Gardens at Sierra	Fontana, CA
2006 PCBC Gold Nugget Award of Merit	Best Affordable Housing (over 30 du / acre)	Pacific Coast Builders Conference	Lion Creek Crossings II	Oakland, CA
2006 Developer of the Year	Greater L.A. African- American Chamber of Commerce	Greater L.A. African- American Chamber of Commerce	Related California	Irvine, CA
2006 California Housing Hall of Fame	Recognition by the California Housing Consortium	California Housing Consortium	Related California	Irvine, CA
2005 PCBC Gold Nugget Award of Merit	Best Affordable Housing (over 30 du / acre)	Pacific Coast Builders Conference	Pueblo del Sol	Los Angeles, CA
2005 NAHB 50+ Housing Council Silver Achievement	Overall Housing Community	National Association of Home Builders & 50+ Housing Council	Windsor Court/Stratford Place	Westminster, CA
2005 PCBC Gold Nugget Award of Merit	Best Affordable Housing (over 30 du / acre)	Pacific Coast Builders Conference	Alice Court	Laguna Beach, CA
2005 PCBC Gold Nugget Award of Merit	Best On-The-Boards Site Plan	Pacific Coast Builders Conference	Lion Creek Crossings	Oakland, CA
2005 Builder's Choice Design & Planning Merit Award	Presented by Builder Magazine	Builder Magazine	Pueblo del Sol	Los Angeles, CA
2005 Sage Award	Project of the Year	50+ Housing Council - Building Industry Association of Southern California	McKinney Manor	San Diego, CA
2005 ULI Global Award for Excellence	Global Award for Excellence	Urban Land Institute	Pueblo del Sol	Los Angeles, CA
2005 Alternative Living for the Aging Achievement Award	Creating Affordable Housing & Vibrant Communities in CA	Alternative Living for the Aging	Related California	Irvine, CA
2004 PCBC Gold Nugget Award of Merit	Best Infill Site Plan	Pacific Coast Builders Conference	Pueblo del Sol	Los Angeles, CA
2004 Sage Senior Achievement & General Excellence Award	Lifetime Dedication to Providing Innovative & Affordable Housing for Seniors	50+ Housing Council - Building Industry Association of Southern California	Related California	Irvine, CA
2003 PCBC Gold Nugget Award of Merit	Best Senior Project - Active Adult	Pacific Coast Builders Conference	Bowen Court	Huntington Beach, CA
2003 NAHB Multi Family	Best Mixed Use Development	Pacific Coast Builders Conference	Paseo del Oro	San Marcos, CA
2003 SAGE Award	Project of the Year	50+ Housing Council - Building Industry Association of Southern California	Village at Sierra	Fontana, CA
2003 PCBC Gold Nugget Award of Merit	Best Senior Project - Active Adult	Pacific Coast Builders Conference	Village at Sierra	Fontana, CA
2003 PCBC Gold Nugget Award of Merit	Best Apartment Project 1-3 Stories	Pacific Coast Builders Conference	Village at Sierra	Fontana, CA
2003 APA/HUD	Secretary's Opportunity & Empowerment Award	HUD and the American Planning Association	Paseo del Oro	San Marcos, CA
2002 PCBC Gold Nugget Grand Award	Best Redevelopment, Rehab/Infill Site Plan	Pacific Coast Builders Conference	Hermosa Village I	Anaheim, CA
2002 PCBC Gold Nugget Award of Merit	Best On-The-Boards Site Plan	Pacific Coast Builders Conference	Aliso Village	Los Angeles, CA
2002 Hope Through Housing Founder's Award	Lifetime Achievement in Affordable Housing	Hope Through Housing	Related California	Irvine, CA
1998 PCBC Gold Nugget Award of Merit	Best Redevelopment, Rehab/Infill Site Plan	Pacific Coast Builders Conference	Paseo Village	Anaheim, CA
1998 Anaheim Beautiful Multi-Residential Award	First Place	City of Anaheim	Paseo Village	Anaheim, CA
1997 American Planning Association Honor Award	Neighborhood Revitalization Program	American Planning Association	Paseo Village	Anaheim, CA
1996 PCBC Gold Nugget Grand Award	Best Redevelopment, Rehab/Infill Site Plan	Pacific Coast Builders Conference	Paseo Village	Anaheim, CA
1996 Best of Senior Housing Awards Program	National Council on Senior Housing Honorable Mention	National Council on Senior Housing	Vista Angelina	Los Angeles, CA
1996 PCBC Gold Nugget Award of Merit	Best Senior Housing Project	Pacific Coast Builders Conference	Vista Alicante	La Mirada, CA
1994 First Interstate Bank Design/Build Competition	Development Proposal of Exceptional Quality & Community Sensitivity	First Interstate Bank	Vista Alicante	La Mirada, CA
			Related California	Irvine, CA

Related California is a fully-integrated real estate firm with a 25-year track record delivering some of the most creative and ambitious urban infill, mixed-income and mixed-use housing developments in the country, and currently has more than 115 affordable developments located throughout California..

KEY STRENGTHS

COMMITMENT TO EXCELLENCE: Related has received more than 60 industry awards including the ULI Award for Excellence for two developments.

OUR PEOPLE: Each member of the Related leadership team averages more than two decades in the industry.

COMMUNITY PARTNERSHIP: Related brings thoughtful, community-centric solutions to intelligently integrate into neighborhoods.

FINANCIAL STRENGTH and ACCESS TO CAPITAL: Related has longstanding relationships with financial institutions and are backed by the nation's most prominent privately held real estate firm.

INDUSTRY LEADERSHIP: Related has consistently led the way in innovative financing and public-private partnerships for highly complex private and government-sponsored developments.

COMMITMENT TO SUSTAINABILITY: Related is an environmentally-conscious developer and operator, with deep experience with the full spectrum of green building rating systems, including LEED Platinum certification.

LONG-TERM INVESTMENT: Related is a long-term stakeholder and investor in the communities in which we build.



YHLA Architects

For over three decades, YHLA Architects has met the challenge to enhance the quality of life for the people who live and work in the projects we design. As a generalist architectural and planning firm, we are experienced in a wide variety of project types and work closely with our clients to create innovative, appropriate, and sustainable projects. Our designs evolve as unique responses to specific challenges and specific locations, enriching and complimenting the character of place.

YHLA has become a leading designer in projects ranging from sports arenas to urban plazas; from commercial centers to airport terminals; from historic renovations to urban infill mixed use developments; and from luxury condominiums to affordable housing. Regardless of project size, our goal is to achieve design excellence while delivering projects on time and on budget. We listen to all stakeholders carefully and meet our commitments with focused attention to detail throughout design and construction. This philosophy has earned YHLA a diverse roster of satisfied and repeat clients. A partial list of which includes:

- EBALDC Development (Affordable Housing)
- Asian Health Services (Community Clinic Design)
- HOPE Collaborative (Neighborhood Retail)
- Oakland Housing Authority (Affordable Housing)
- City of Oakland (Affordable Housing, Façade Improvements & TI)
- Domus Development (Affordable and Senior Housing)
- Satellite Affordable Housing Associates (Affordable Housing)
- Community Housing Development Corporation (Affordable Housing)
- Sacramento Housing and Redevelopment Agency (Affordable Housing)
- Oakland Unified School District (Program Management)
- Port of Oakland - Oakland International Airport (Terminal Building Design)
- City of Davis (Civic Improvements)
- Separovich/Domich Real Estate Development (Retail)

YHLA boasts a number of highly trained and motivated professional staff comprised of five licensed architects, six talented designers with computer applications expertise (CAD and rendering illustration software), and administrative staff. Our main office is located in Oakland, with a branch studio in Davis. Our efficient size, experience and established working relationships with our engineering consultants give us an unparalleled advantage in delivering high quality work within tight time frames. We are large enough to undertake major projects, yet small enough to maintain our design principals' involvement in each project from start to finish. Our services include:

Feasibility Studies
Programming
Urban Planning
Site Planning
Historic Preservation
Adaptive Re-Use
Project Management

Construction Documents
Code Consulting
Construction Administration
Interior Design
LEED
3D Modeling
Site and Building Evaluations



Yui Hay Lee, Architect

Founder and Managing Principal

Yui Hay Lee is the President and founder of YHLA Architects, an architectural and planning firm located in Oakland, California. Throughout his professional career, he has been committed to excellence in design and to providing the highest caliber of architectural services with his enthusiastic personal touch. This commitment has earned him a prestigious roster of satisfied and repeat clients.

In 1967 Yui Hay was recruited by RTKL Associates, Inc., a multi-disciplined national architectural firm in Baltimore, Maryland. He became an Associate of the firm in 1970 and an Associate Principal in 1979. During his 13-year tenure with RTKL, he worked on a number of significant architectural and urban design projects throughout the country. In 1980, he moved to San Francisco as an Associate with the firm of Bull Field Volkmann and Stockwell.

Yui Hay launched his own practice (originally Y. H. Lee Associates) in Oakland, in 1981. He has built the firm on two strong principles: achieving top quality in architectural and urban design, and providing efficient and responsive services.

Celebrating over three decades in business in Oakland, YHLA has projects in California, Florida, Taiwan, and the People’s Republic of China. Because of its capabilities, experience, and willingness to aggressively pursue optimal design solutions, the firm has become recognized for its successful delivery of large-scale development projects - ranging from resort complexes and multi-phased high-rise condominiums to regional shopping centers and professional sports facilities. The firm produced the winning design in the Oakland City Hall Plaza Competition. Construction was completed in October 1998 and the plaza was later named Frank H. Ogawa Plaza in memory of the late City Council At-Large of Oakland. Other well known local projects in the City include the Swans Market, Golden State Warriors Arena, Coliseum Garden Hope VI Housing, and the Terminals One and Two Renovation at the Oakland International Airport.

Long active in public affairs in local community, Yui Hay is a commissioner of the Oakland/Alameda County Coliseum Authority; was a member of the Oakland Landmarks Preservation Advisory Board; Commission member of the City Planning Commission for the City of Oakland from 1991 to 1994 (Chairman of the Commission 1993-1994). He is a member of the Coordinating Committee for the Strategic Plan for Oakland; has served as president of the East Bay Chapter of the Organization of Chinese Americans; as vice president of both the Oakland Asian Cultural Center and the Oakland Consolidated Chinese Association; and on the Board of Directors of several organizations: Coalition of Chinatown Development, the Chinatown PAC, the College Preparatory School; the Metropolitan-Oakland Chamber of Commerce, and the Summit Hospitals Foundation of Oakland.

ARCHITECTURAL REGISTRATION	California, C-11824 NCARB Certificate Holder	
PROFESSIONAL BACKGROUND	YHLA Architects, <i>Founder</i> Bull Field Volkmann Stockwell, San Francisco, CA, <i>Associate</i> RTKL Associates, Inc., Baltimore, MD. <i>Associate Principal</i>	1981-Present 1980-1981 1967-1980
EDUCATION	Harvard Graduate School of Design Master of Architecture in Urban Design Miami University, Oxford, Ohio Bachelor of Architecture Ecole des Beaux Arts, Fontainebleau, France Diploma in Architecture MIT Executive Education Program, Computer-Aided Design Harvard Graduate School of Design Executive Education Golf Clubhouse Design and Site Planning	1967 1965 1964 1973 2001

AWARDS	AIA/HUD Secretary Award (Kings Beach Housing NOW)	2014
	HUD Best Smart Growth Building (La Valentina Housing)	2013
	California Preservation Foundation Award (Temple Art Lofts)	2013
	Super Heroes Award, USGBC (King's Beach Housing NOW)	2013
	Winner, Golden Nugget Award for Special Need Housing (Kings Beach)	2013
	Winner, Golden Nugget Award for Best Sustainable Design (La Valentina)	2013
	Silver Medal, Rudy Bruner Award in Urban Environment (Swan's Market)	2001
	Winner, Oakland City Hall Plaza Competition	1985
	Winner, 16-B Baltimore Office Building Design Competition	1969
	Harvard University Graduate School of Design Scholarship	1966-1967
	Miami University International Scholarship (4 years)	1961-1965
	Winner PCA Mid-West Region Design Competition	1964
	Alpha Rho Chi Architectural Medal, Miami University	1965
COMMUNITY AND PROFESSIONAL SERVICE	Oakland/Alameda County Coliseum Authority Commissioners	2008-Present
	Oakland Landmarks Preservation Advisory Board	2000-2008
	Oakland Metropolitan Chamber Of Commerce, Board of Directors	1996-1999
	The Summit Medical Center Foundation, Board of Trustee	1996 -1998
	The College Preparatory School, Board of Directors	1994-1996
	Oakland City Planning Commission, (Chairman)	1993-1994
	Oakland Asian Cultural Center, Vice President	1990-1994
	Oakland Consolidated Chinese Association, Vice President	1990-1993
	Coalition of Chinatown Development, Oakland, CA, Board of Directors	1990-1998
	OCA - East Bay, Board of Directors (President)	1990-President
	Oakland Asian Pacific American Redistricting Task Force, Chair	1994
	Chinatown PAC, Oakland, CA, Board of Directors	1986-1992
Strategic Plan for Oakland, Member of Coordinating Committee	1991	
RELEVANT PROJECT EXPERIENCE	Garvey Court – Senior Affordable Housing, El Monte, CA	
	The Rolland & Kathryn Lowe Medical Center, Oakland, CA	
	Terminal One Renovation, Oakland International Airport, Oakland, CA	
	Terminal Two Renovation (Southwest Airlines), Oakland International Airport, Oakland, CA	
	Oakland Unified Schools District, Program Management, Oakland, CA	
	Kings Beach Housing – Family Affordable Housing, Kings Beach, CA	
	Siena Court – Senior Affordable Housing, Pittsburg, CA	
	Mission Hill Development, Fremont, CA	
	Peninsula Plaza, San Bruno, CA	
	Welcome Market Distribution Center, Union City, CA	
	Woodbury Height Subdivision, San Jose, CA	
	Peralta Community College District, Laney College Renovation, Oakland, CA	
	Salvation Army, Chinatown Corporation, Oakland, CA	
	Parc Pacific Center, Fremont, CA	
	World Journal Center, Millbrae, CA	
	Marketplace Building C, Cupertino, CA	
	The International, Oakland, CA	
	The Webster, Oakland, CA	
	327 17 th Street Condominium, Oakland, CA	
	Bellagio Garden, San Jose, CA	
250 12 th Street Condominium, Oakland, CA		
Sabercat Neighborhood Center – Residential Mixed-Use, Fremont, CA		
Lion Creek Crossing Apartments, Oakland, CA		

Story Road Commercial Center, San Jose, CA
Lincoln Court Senior Apartments, Oakland, CA
In-Line Explosive Detection System, Oakland International Airport
Terminal Two Renovation, Oakland International Airport, Oakland, CA
Ping Yuen - Senior Housing, Sacramento, CA
Metropolitan Golf Links, Oakland, CA
Fremont Center Plaza, Fremont, CA
Swan's Market – Historical Adaptive Re-Use and Restoration, Oakland, CA
Westlake Building, Historical Renovation, Oakland, CA
Montclair Golf Course, Oakland, CA
Golden State Warriors Arena - Renovation, Oakland, CA
Frank Ogawa Plaza Entrance - 12th Street BART Station, Oakland
Oakland Army Base - Site Re-Use Analysis, Oakland, CA
Lion Estate, San Jose, CA
Frank H. Ogawa Plaza, Oakland, CA
Mission Plaza Shopping Center, Fremont, CA
Lion Capital Center, San Jose, CA
Dr. Sun Yat-Sen Memorial Hall, San Francisco, CA
Headquarter Office of Taiwan Consulate, San Francisco, CA
Ultimar One, Two, and Three, Clearwater, FL
Lion Plaza Shopping Center, San Jose, CA
Berryessa Neighborhood Center, San Jose, CA
Crossroads Shopping Center, Danville, CA
Royal Village, Fremont, CA
Murphy Villas, San Jose, CA
Berryessa Villas, San Jose, CA
L'Hermitage, Clearwater, FL
Gateway Housing, Menlo Park, CA
South Pointe Tennis and Beach Club, Miami Beach, FL
South Pointe Tower One, Miami Beach, FL
Sainte Claire Hotel Expansion, San Jose, CA
Brickell Key Phase III - Housing, Miami, FL
South Pointe Master Plan, Miami Beach, FL
East Convention Hotel, San Jose, CA
Brickell Financial Center, Miami, FL
Brickell Key Master Plan, Phase I and II - Housing, Miami, FL
Brickell Key Sales Center, Miami, FL
Stonestown Shopping Center - Expansion, San Francisco, CA
Mission Valley Center - Addition, San Diego, CA



Robert Lindley, Architect

Principal

Robert Lindley has over 30 years experience in a wide range of project types including residential, office, commercial, industrial, research laboratory, educational, recreational and historic preservation / adaptive re-use. Joining YHLA in 1985, Robert has been the pivotal force behind many of YHLA's award winning projects and has designed some of the firm's most prominent and distinguished projects including Ultimar, a 400 unit coastal high-rise housing community in Clearwater Florida, Frank H. Ogawa City Hall Plaza at the Oakland Civic Center and Swan's Marketplace in Old Oakland, a project which has won numerous awards.

Expanding YHLA's reach in recent years, Robert has designed and directed the completion of a variety of projects in the Sacramento Region including the Bistro 33 / Historic Davis City Hall adaptive re-use, Davis Indoor Sports Center, Trokanski Dance Theater, Far Western Anthropological Research Center, and the Ping Yuen Senior Housing and Social Services Center. A trio of innovative urban in-fill mixed-use buildings, the McCormick and Roe Buildings in Davis and the Sutter Court Building in Old Town Folsom, carefully integrate housing, commercial and office components into established downtown redevelopment districts and represent exemplary prototypes for green, transit-oriented development. Recently completed projects include a number of sustainable affordable housing and mixed use projects in Sacramento, El Monte, Pittsburg and Kings Beach Lake Tahoe, continuing a commitment to quality design and energy-efficient, environmentally appropriate development. Included among these is La Valentina North, a "near net zero energy" townhouse project in Sacramento which was awarded "Best In-fill Project" for the year of 2012 by the Sacramento Business Journal.

Robert is a registered architect in California. He was a founding board member of the San Francisco Bay Area Chapter of A.D.P.S.R. (Architects, Designers and Planners for Social Responsibility), and a member of the AIA California Emergency Design Assistance Team which provided pro-bono design assistance following the Oakland Hills Fire. He has served as president of the Davis Village Homes Architectural Review Board and currently serves as a member of the City of Davis Building Code Board of Appeals.

ARCHITECTURAL REGISTRATION	California, C-18214 NCARB Certificate Holder	1987
PROFESSIONAL BACKGROUND	YHLA Architects, <i>Principal</i> Hirshen Gammill Trumbo, Berkeley, CA	1985-Present 1981-1985
EDUCATION	University of California, Berkeley <i>Bachelor of Arts in Architecture, with Highest Honors</i> Phi Beta Kappa, UC Berkeley Chapter Eisner Prize for the Visual Arts in Photography - UC Berkeley University-wide competition winner Architectural Grant for work/study in Cremona, Italy	1981 1981 1981 1980
AWARDS	Winner, National AIA and HUD Secretary Award for "Community Informed Design" - Kings Beach Housing Winner, California Preservation Foundation Award "Rehabilitation" Temple Art Lofts Winner, Gold Nugget Award "Outstanding Design for Special Needs" Kings Beach Housing Winner, EPA "National Smart Growth Award" La Valentina North	2014 2013 2013 2013

Winner, Sacramento Business Journal "Best In-fill Housing" La Valentina North	2012
Winner, Tahoe Regional Planning Authority "Best in the Basin" Kings Beach Housing	2012
Winner, Sacramento Old City Association "Honor Award" Ping Yuen Housing	2005
Winner, Sacramento Business Journal "Best Historical Adaptation" Davis City Hall & Bistro 33	2005
Winner, Davis Downtown Association "Excellence in New Construction" McCormick Building / Davis California	2005
Winner, Sacramento Business Journal "Best Commercial Development" McCormick Building / Davis California	2003
Winner, Oakland City Hall Plaza Competition	1985

**COMMUNITY AND
PROFESSIONAL
SERVICE**

City of Davis Handicap Access Standards Board of Appeals
City of Davis Building Board of Appeals
Village Homes Architectural Review Board (past president), Davis, California
Bay Area Chapter A.D.P.S.R.(founding member), San Francisco Bay Area, California
AIA California Emergency Design Assistance Team (C.E.D.A.T.), Oakland, California

**RELEVANT
PROJECT
EXPERIENCE**

Tyler Court – Senior Affordable Housing, El Monte, CA
Kelsey Village – Housing for the Developmentally Disabled, Sacramento, CA
Temple Art Lofts – Historic Adaptive Re-Use Residential Mixed-Use, Vallejo, CA
Alta Manor II – Assisted Living Center Expansion, Roseville, CA
Central Park Restroom Facility, Davis, CA
Garden Village – Family Affordable Housing, Sacramento County, CA
Sacramento Natural Foods Co-op Market and Parking Structure, Sacramento, CA
Far Western Anthropological Research Group – Field Equipment Storage Building, Davis, CA
Siena Court – City Center Pharmacy, Pittsburg, CA
Santa Fe Commons – Family Affordable Housing, Pittsburg, CA
Garvey Court – Senior Affordable Housing, El Monte, CA
Siena Court – Senior Affordable Housing, Pittsburg, CA
La Valentina North – Family Affordable Housing, Sacramento, CA
Kings Beach Housing – Family Affordable Housing, Kings Beach, CA
All Things Right and Relevant – Retail Consignment Store, Davis, CA
Mishka's - Café and Office Mixed Use - Davis, CA
5th Street Crossing – Retail Center, Davis, CA
Alhambra Restaurant, Sacramento, CA
Alta Manor – Assisted Living Center, Roseville, CA
Metropolitan Golf Links – Clubhouse, Cart Barn & Maintenance Facilities, Oakland, CA
Bistro 33 Restaurant & Bar / Davis Historic City Hall – Adaptive Re-Use, Davis, CA
Brady Family Aquatics Building, Davis, CA
Pamela Trokanski Dance Theater, Davis, CA
Davis Indoor Sports Center, Davis, CA
Doms Endodontics Office, Davis, CA
Hall Memorial Park Roller Hockey & Soccer Facility, Dixon, CA
Swan's Market – Historical Adaptive Re-Use and Restoration, Oakland, CA
Marine Corps Recruit Depot – Historic District Documentation, San Diego, CA
Dr. Sun-Yat Sen Memorial Hall - Renovation, San Francisco, CA
Madson Center – Office Condominiums, Davis, CA

Wolcott-Weaver Residence, Davis, CA
Lewis Residence, Winters, CA
Helmus Building – Optometry Clinic and Professional Offices, Davis, CA
Far Western Anthropological Research Group – Office Building, Davis, CA
Sutter Court Building – Residential and Commercial Mixed-Use, Folsom, CA
Roe Building – Residential and Commercial Mixed-Use, Davis, CA
McCormick Building – Residential and Commercial Mixed-Use, Davis, CA
R.E.Y. Engineering – Offices, Folsom, CA
The Lofts – Offices and Art Studios, Davis, CA
Klein Educational Systems – Office Building, Davis, CA
Harrison Insurance – Office Building, Davis, CA
Network for Earthquake Engineering Simulation – Offices, Davis, CA
Larry Walker Associates – Offices, Davis, CA
Coordination Council for North American Affairs – Offices, San Francisco, CA
Hunt-Wesson – Quality Control Laboratory, Davis, CA
Pacific Rim Plaza – Shopping Center, San Jose, CA
Lion Plaza – Shopping Center, San Jose, CA
Oakland City Hall Plaza, Oakland, CA
Frank Ogawa Plaza Bart Station – Elevator Entry Tower, Oakland, CA
Joslyn Senior Center, Claremont, CA
Davis Home Trends – Retail Store, Davis, CA
Crossroads of Danville – Shopping Center, CA
Davisville Travel – Offices, Davis, CA
Hirshen Gammill Trumbo Architects – Offices, Berkeley, CA
Remax Davis – Offices, Davis, CA
Anthem Phoenix Community Park Roller Hockey Facility, Phoenix, AZ
Flying Inn Motel, Blythe, CA
Thousand Springs American Resort, Hainan, China
Lion Development Resort and Corporate Headquarters, Hainan, China
Ping Yuen Center – Senior Affordable Housing, Sacramento, CA
Bellagio Gardens – Residential Apartments, San Jose, CA
Ultimar I, II and III – Multi-Phased Luxury Residential Condominiums, Clearwater, FL
Lion Estates – Market Rate Residential Subdivision, San Jose, CA
Royal Village – Market Rate Residential Townhouses, Fremont, CA
Bee Street – Senior Affordable Housing, Sausalito, CA
Berryessa Villas – Market Rate Residential Townhouses, San Jose, CA
Murphy Villas – Market Rate Residential Townhouses, San Jose, CA
Gateway Housing – Family Affordable Housing, Menlo Park, CA
West Marin Senior Housing – Senior Affordable Housing, Point Reyes Station, CA



Howai Lai, Architect, LEED AP

Associate Principal

Howai's design approach is rooted in the belief that architecture should strike a balance between aesthetics, constructability and durability. He believes that great design on plans is the first step, and only with clear and responsive communication can the design be faithfully executed in the field. Clients appreciate this approach as well as his ability to listen to and understand their needs and constraints. Howai incorporates technical knowledge and code understanding into building designs that are efficient in design and durable in construction. Also, as a LEED AP, he believes that sustainable design strategies are good building practices that provide long-term return on investment and tangible benefits for both the owner and users.

Having Joined YHLA Architects in 2004, Howai is primarily responsible for project management as well as accessibility compliance of housing and mixed use typologies. In addition, he is responsible for sustainable design and certification processes of projects. A notable example is Garvey Court, a LEED-H Platinum, 68-unit affordable senior apartment project for which Howai oversaw construction administration and LEED certification, after shepherding it through an aggressive 5-month schedule for entitlement and permit issuance. Another recently completed sustainable project that he managed is La Valentina North, an 18-unit affordable family housing project. It was a case study with SMUD for "near net-zero" energy usage and is among the first of its kind in California.

ARCHITECTURAL REGISTRATION	California, C-34587	2014
PROFESSIONAL BACKGROUND	YHLA Architects, <i>Associate Principal</i> George Miers & Associates, <i>Designer</i>	2004-Present 2003-2004
EDUCATION/ AWARDS	University of California, Berkeley <i>Bachelor of Arts in Architecture</i>	2003
COMMUNITY AND PROFESSIONAL SERVICE	Head Coach, Team Oakland Aquatics – Special Olympics Northern California	
RELEVANT PROJECT EXPERIENCE	Kelsey Village – Housing for the Developmentally Disabled, Sacramento, CA Tyler Court – Senior Affordable Housing, El Monte, CA Garden Village – Family Affordable Housing, Sacramento County, CA Central Park Restroom Facility, Davis, CA Garvey Court – Senior Affordable Housing, El Monte, CA La Valentina North – Family Affordable Housing, Sacramento, CA Kings Beach Housing – Family Affordable Housing, Kings Beach, CA Mishka's Café, Davis, CA Marketplace Center, Milpitas, CA Welcome Market Distribution Center, Union City, CA Sabercat Neighborhood Center – Residential Mixed-Use, Fremont, CA The Plaza – Mixed-Use Development, San Bruno, CA 459 8 th Street – Mixed-Use Development, Oakland, CA 325 7 th Street – High Rise Condominiums, Oakland, CA	

Tyler Court Affordable Senior Housing



Tyler Court is a 20 unit affordable senior housing project located on an infill site along a major artery. Close to services and community amenities, it provides seniors a chance to live within walking distance of many of their daily needs. The Craftsman inspired design belies a highly energy efficient building which includes a roof-top solar photovoltaic array to provide site and common area lighting and power. The project has been awarded LEED Platinum certification.

El Monte, California
Client: Domus Development



YHLA Architects www.yhla.net

1617 Clay Street, Oakland, California 94612 510.836.6688 2307 Poppy Lane, Davis, California 95616 530.758.4288

Kings Beach Housing Affordable Family Housing



Kings Beach Housing Now delivers 77 units of workforce housing for the Lake Tahoe area. As the first-ever affordable housing project built in the Tahoe basin, the project successfully resolves a host of challenging environmental, community, and logistical constraints. Four of the five sites consist of small, clustered two and three story “chalet” style buildings. The fifth and largest site features a “resort-lodge” inspired LEED Silver four-story complex that has become a symbolic gateway to the Kings Beach area. Notable awards include U.S. Green Building Council Green Building Super Heroes Award and AIA/HUD Secretary’s Housing & Community-Informed Design Award.

Kings Beach, California
Client: Domus Development



YHLA Architects www.yhla.net

1617 Clay Street, Oakland, California 94612 510.836.6688 2307 Poppy Lane, Davis, California 95616 530.758.4288

Coliseum Gardens Family and Senior Housing



Coliseum Gardens, a Hope VI project, is an 81-unit affordable housing development consisting of one through five bedroom units, and is part of a master plan to revitalize the Coliseum BART station neighborhood into a transit village. Hope VI is a HUD program to transform the physical shape of public housing by integrating it into the city fabric and promoting mixed-income communities. YHLA worked closely with The Related Company, EBALDC and the Oakland Housing Authority to transform this neighborhood which will be home to a new city park and affordable and market rate residences.

Leona Creek Drive at 66th Avenue, Oakland, California
Client: Hope VI



YHLA Architects www.yhla.net

1617 Clay Street, Oakland, California 94612 510.836.6688 2307 Poppy Lane, Davis, California 95616 530.758.4288

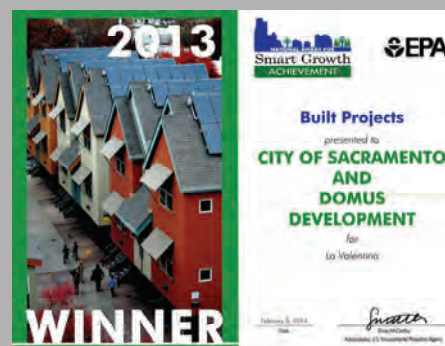
La Valentina North

Affordable Family Housing



La Valentina North, 1 block from a light-rail station on a small infill lot provides 18 units of affordable family housing. The project is the 2013 EPA award winner for Smart Growth as the project illustrates exemplary transit-oriented design, as well as cutting edge energy conservation design to achieve an 80% level of energy independence. Promoted by the Sacramento Municipal Utility District as a model project for net-zero design in multi-family housing as it incorporates a highly efficient envelope, mechanical system, and roof-top photovoltaic panels. The three-story buildings surround a central court linking the project with the historic context of the existing neighborhood.

331 12th Street, Sacramento, California
 Client: Domus Development



Curtis Park
Senior Housing



Curtis Park is a three-story residential building with associated on-site parking. The project provides 91 units of affordable apartments for seniors. The complex also includes an administrative office, community rooms, central laundry rooms, and informal lounges. The site incorporates a large terrace for outdoor activities, a vegetable garden for tenants' use, and extensive new landscaping.

10th Avenue and 24th Street, Sacramento, California
Client: Domus Development



Lincoln Court

Affordable Senior Housing



Lincoln Court is a three-story residential complex with 81 affordable senior apartments above a ground level senior community center. Built on a once-blighted motel site, the project establishes a new neighborhood identity with a landmark structure in Oakland's Dimond District. With parking beneath the building, the design respects the street edge with a lively and varied façade and allows for a peaceful and secure interior landscaped courtyard. Many of the design features were chosen to recall neighborhood historical homes and commercial buildings to strengthen the sense of place.

2400 MacArthur Blvd., Oakland, California
Client: Domus Development



Garvey Court

Affordable Senior Housing



Garvey Court is a four-story residential complex with 68 affordable senior apartments above a ground level 3500 SF senior community center and 1500 SF neighborhood clinic. This project is certified LEED Platinum. The design reinforces the commercial street edge with a lively play of color and massing, while the “L” configuration of the floor plan creates a protected interior landscaped courtyard with opportunities for quiet recreation and gardening. The project serves to revitalize a blighted commercial street while respectfully fitting in with an existing residential neighborhood to the rear.

10117 - 10127 Garvey Avenue, El Monte, California
Client: Domus Development



Siena Court
Mixed-Use Senior Housing



Siena Court, completed in February 2012, is a full-city-block senior housing / retail mixed-use project with three individual buildings on one master-planned property. The main building has 95 residential units, a full community center, management office, lounges and laundry. The second building, sited on a revitalized commercial street is a mixed-use with 16 residential units, lobby, lounges and laundry on two floors above ground level retail spaces. The third building is a two-level parking structure with a “living” green roof above, providing a beautiful visual amenity as well as storm water management.

East 7th at Railroad Avenue, Pittsburg, California
Client: Domus Development



Kelsey Village Independent Living Housing



Kelsey Village is a 20 unit affordable housing project which includes 10 much needed independent living apartments for tenants with physical and mental disabilities under the HUD 811 Program. Carefully designed to ensure that 100% of all interior spaces and outdoor amenities are fully accessible, the building and grounds provide an environment that will enable a rich, integrated and independent lifestyle. In addition to well-appointed apartments, the project features a community center with kitchen, a beautiful landscaped terrace, and generous community garden space with raised planters.

2830 Stockon Blvd., Sacramento, California
Client: Satellite Housing





Anchor Village, Stockton, California

Anchor Village is a mixed-use infill development within the Downtown Commercial district of Stockton, CA. The project received 1st round AHSC funding, and is currently under construction. The project is 4-stories in height inclusive of a ground level podium, and proposes 51 units of affordable housing for veterans. The unit types in the project range from 1-bedrooms to 3-bedrooms, and are all served by an elevator. Tenant amenities include laundry rooms on each floor, a 1,200sf community room, a social services component, as well as 56 bicycle parking racks in a secured room. Site improvement include both landscape and hardscape components. Parking is provided at a reduced rate of 0.45 spaces per unit, given the proximity is less than ½-mile walking distance to the downtown services and major bus routes.

SIMILAR AHSC PROJECTS



Cornerstone Place

Cornerstone Place is a mixed-use infill development within the Downtown Specific Plan area of El Cajon, CA. The project received 2nd round AHSC funding, and is currently under building permit review. The project is 4-stories in height inclusive of a ground level podium, and proposes 70 units of affordable housing for veterans. The unit types in the project range from 1-bedrooms to 3-bedrooms, and are all served by an elevator. Tenant amenities include laundry rooms on each floor, a 1,600sf community room, a 7,000sf landscaped courtyard, 36 bicycle parking racks in a secured room, and 3 electric vehicle charging stations. Parking is provided within the podium at a reduced rate of 1 space per unit, given the proximity of less than ½-mile walking distance to the downtown services and also the number of bus routes provided by the bus stop near the building entry.

[7] PROPOSAL DESCRIPTION

Situated in Downtown Redding, our project provides 81 units of affordable of housing in a mixed-use building in a key location. As an infill development, our Proposal will benefit residents, local businesses and services by infusing the local consumer base with new households.

Given the proximity to the Redding train station and the RABA Transit Center, residents of the proposed housing will be situated at the gateway to the Shasta region while still being connected to the Sacramento metropolitan area. The transit center will also provide residents with convenient access to services within Redding. With the proposed extension of the regional bike trail, we envision the site being a terminus where bicycle storage, rental, and maintenance functions can be provided. The introduction of the bicycle program will encourage a sustainable and pedestrian-friendly option to access the Turtle Bay recreation area, and foster the same for local transportation.

The program will consist of 81 units of apartments offering studio, 1-bedroom, 2-bedroom and 3-bedroom types. The residential structure will be 4-stories of wood framed construction, with the majority of the units located on the upper levels. The lower level is envisioned to contain up to ten flexible spaces for either live work units or commercial or community serving spaces. The flex commercial space will face an internal courtyard. The bulk of the ground floor will be dedicated to residential amenities along with some commercial components. The goal is to emphasize the symbiotic relationship between the mixed uses and have a transparent façade at the pedestrian level, setting up opportunities to engage the public space in interesting ways.

The project proposes to redevelop and renovate the existing city owned parking structures behind the Downtown Redding Mall. Our concept exemplifies the goals of the Downtown Redding Specific Plan, by redesigning these parking structures to put pedestrians first and automobiles second. Our proposal is designed to encourage pedestrian circulation and will open up Butte and Yuba Street to pedestrian and auto access. As stipulated in the Specific Plan our project will limit the amount of dedicated residential parking. Our proposal envisions, improving the north and south parking structures with improvements such as solar carports and electric charging stations and redesigning the parking lots to allow for residential and shared public parking on the north and south parking lots.

Project Highlights:

3 Brm @ 21
2 Brm @ 06
1 Brm @ 48
Studio @ 06

Total: 81 units = approximately 80 units to the acre

- 10-12,000 SF of Commercial space
- Parking for approximately 100 cars on the North parking lot, approximately 360 spaces for the general public in the North and South parking lots.
- A total of approximately 170 bike parking spaces, including secured bike storage for residents and public use.
- Site includes a large improved alley for pedestrian friendly commercial street
- Bike repairs shop
- Public Plaza



**PROPOSED PROJECT
LOCATION**

DOWNTOWN REDDING AERIAL

SCALE: 1" = 800'-0"

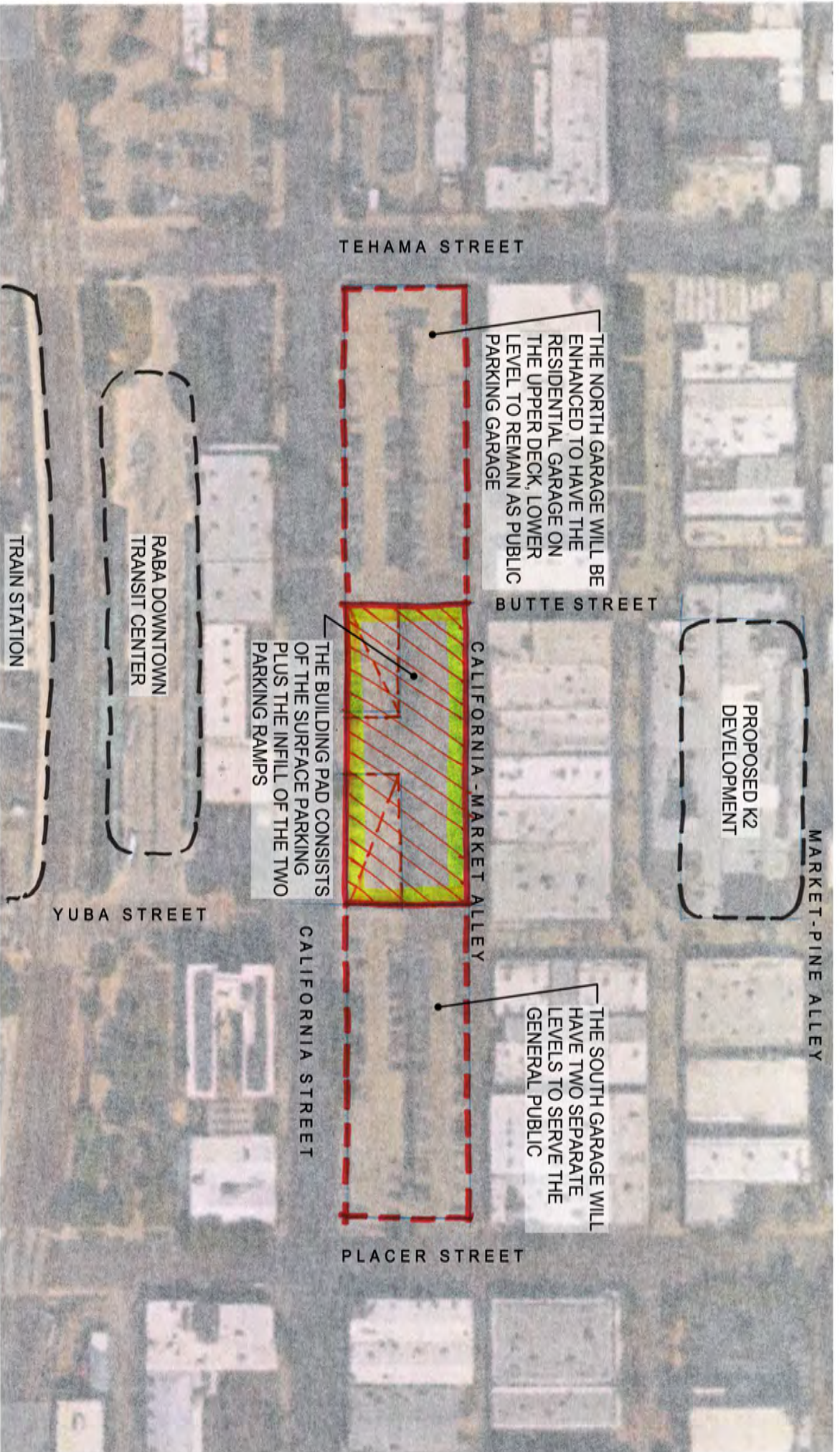


YHMA ARCHITECTS
3000 10TH STREET, SUITE 200
REDDING, CA 96001
TEL: 530.243.1111
WWW.YHMAARCHITECTS.COM

DOWNTOWN REDDING
CALIFORNIA STREET BETWEEN TEHAMA STREET AND PLACER STREET



MAY 20, 2015



TEHAMA STREET

THE NORTH GARAGE WILL BE ENHANCED TO HAVE THE RESIDENTIAL GARAGE ON THE UPPER DECK, LOWER LEVEL TO REMAIN AS PUBLIC PARKING GARAGE

BUTTE STREET

THE BUILDING PAD CONSISTS OF THE SURFACE PARKING PLUS THE INFILL OF THE TWO PARKING RAMPS

CALIFORNIA - MARKET ALLEY

PROPOSED K2 DEVELOPMENT

MARKET - PINE ALLEY

THE SOUTH GARAGE WILL HAVE TWO SEPARATE LEVELS TO SERVE THE GENERAL PUBLIC

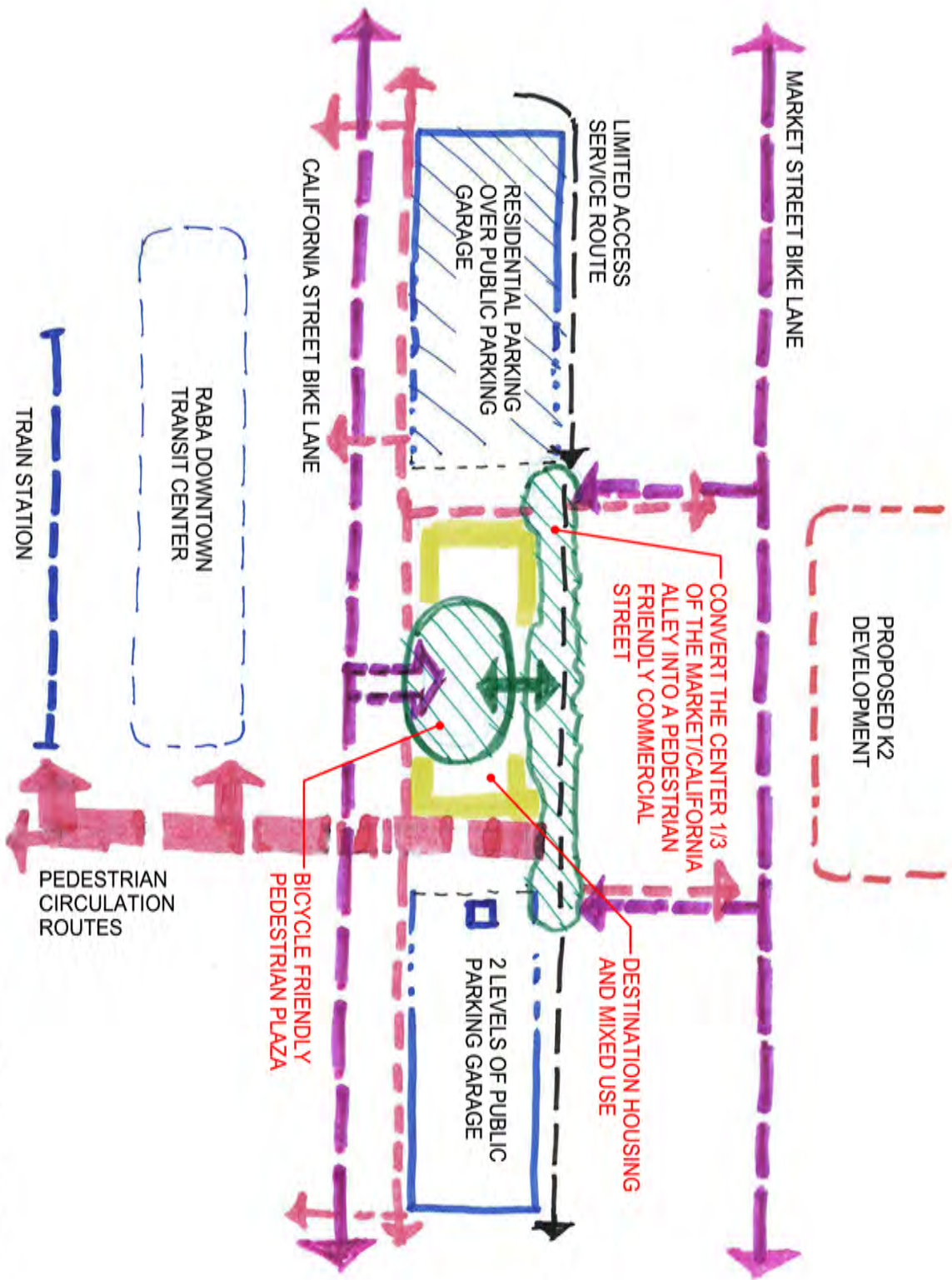
CALIFORNIA STREET

PLACER STREET

RABA DOWNTOWN TRANSIT CENTER

TRAIN STATION

YUBA STREET



PROPOSED K2 DEVELOPMENT

CONVERT THE CENTER 1/3 OF THE MARKET/CALIFORNIA ALLEY INTO A PEDESTRIAN FRIENDLY COMMERCIAL STREET

DESTINATION HOUSING AND MIXED USE

2 LEVELS OF PUBLIC PARKING GARAGE

BICYCLE FRIENDLY PEDESTRIAN PLAZA

RABA DOWNTOWN TRANSIT CENTER

TRAIN STATION

PEDESTRIAN CIRCULATION ROUTES

LIMITED ACCESS SERVICE ROUTE

RESIDENTIAL PARKING OVER PUBLIC PARKING GARAGE

CALIFORNIA STREET BIKE LANE

MARKET STREET BIKE LANE

URBAN DESIGN CONCEPTS

DOWNTOWN REDDING

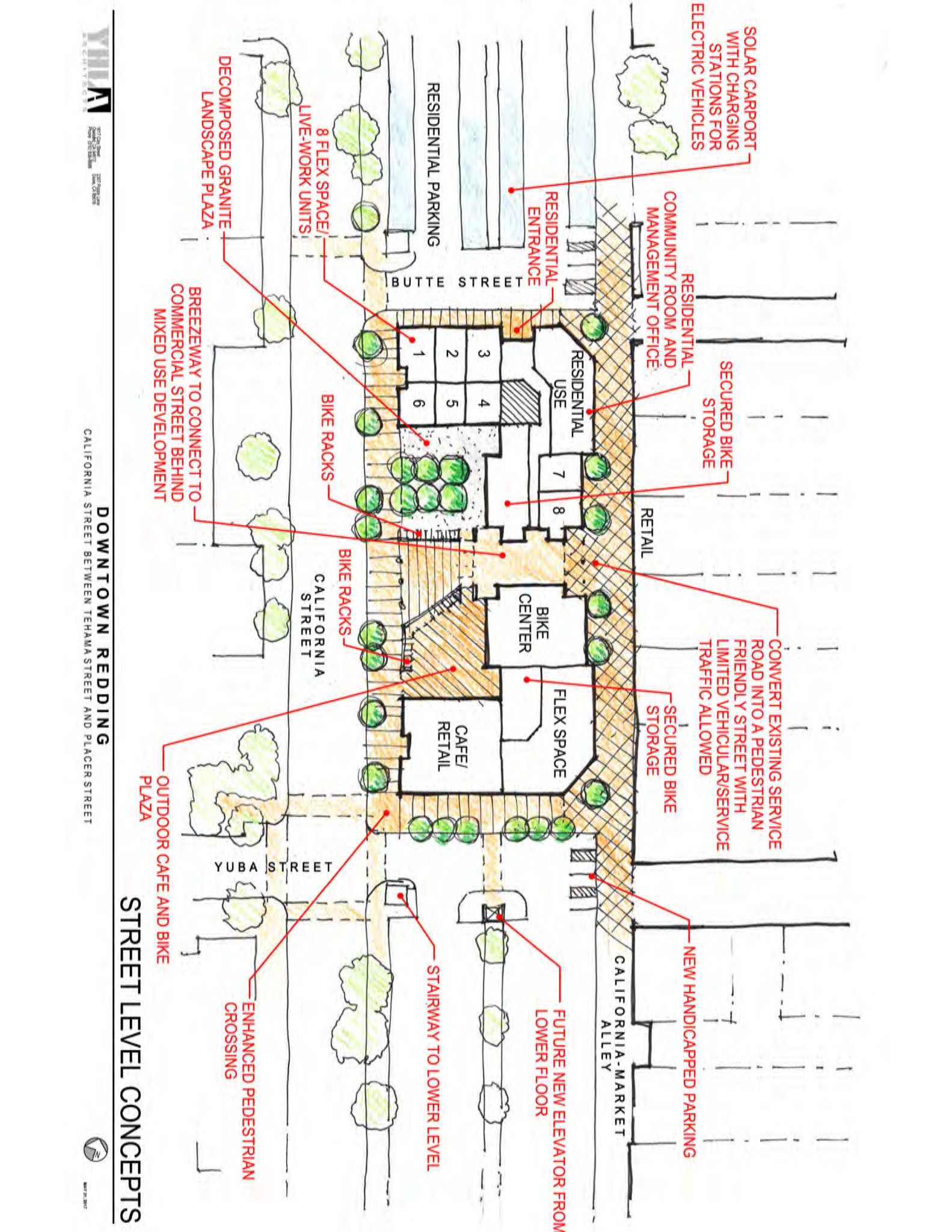
CALIFORNIA STREET BETWEEN TEHAMA STREET AND PLACER STREET



YHMA ARCHITECTS
 2000 10TH STREET
 SUITE 200
 REDDING, CA 96001
 (530) 243-1111
 www.yhma.com



MAY 2013



SOLAR CARPORT WITH CHARGING STATIONS FOR ELECTRIC VEHICLES

COMMUNITY ROOM AND MANAGEMENT OFFICE

SECURED BIKE STORAGE

CONVERT EXISTING SERVICE ROAD INTO A PEDESTRIAN FRIENDLY STREET WITH LIMITED VEHICULAR/SERVICE TRAFFIC ALLOWED

SECURED BIKE STORAGE

NEW HANDICAPPED PARKING

RESIDENTIAL ENTRANCE

RESIDENTIAL USE

RETAIL

BIKE CENTER

FLEX SPACE

RESIDENTIAL PARKING

BUTTE STREET

CALIFORNIA STREET

CALIFORNIA-MARKET ALLEY

YUBA STREET

DECOMPOSED GRANITE LANDSCAPE PLAZA

8 FLEX SPACE/ LIVE-WORK UNITS

BIKE RACKS

BIKE RACKS

BREEZEWAY TO CONNECT TO COMMERCIAL STREET BEHIND MIXED USE DEVELOPMENT

OUTDOOR CAFE AND BIKE PLAZA

STAIRWAY TO LOWER LEVEL

FUTURE NEW ELEVATOR FROM LOWER FLOOR

ENHANCED PEDESTRIAN CROSSING



RESIDENTIAL PROGRAM

- 3 BDRM @ 21 (26%)
- 2 BDRM @ 6 (7%)
- 1 BDRM @ 48 (60%)
- STUDIO @ 6 (7%)
- TOTAL 81 DU

COMMERCIAL PROGRAM

- 8 FLEX SPACE/LIVE-WORK UNITS @ 8,000 SF
- RETAIL FLEX SPACE @ 10,000-12,000 SF

GROSS BUILDING AREA

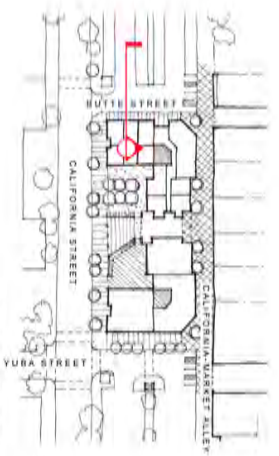
- RESIDENTIAL @ 85,000 SF
- OTHER @ 25,000 SF
- TOTAL ±110,000 SF

PARKING

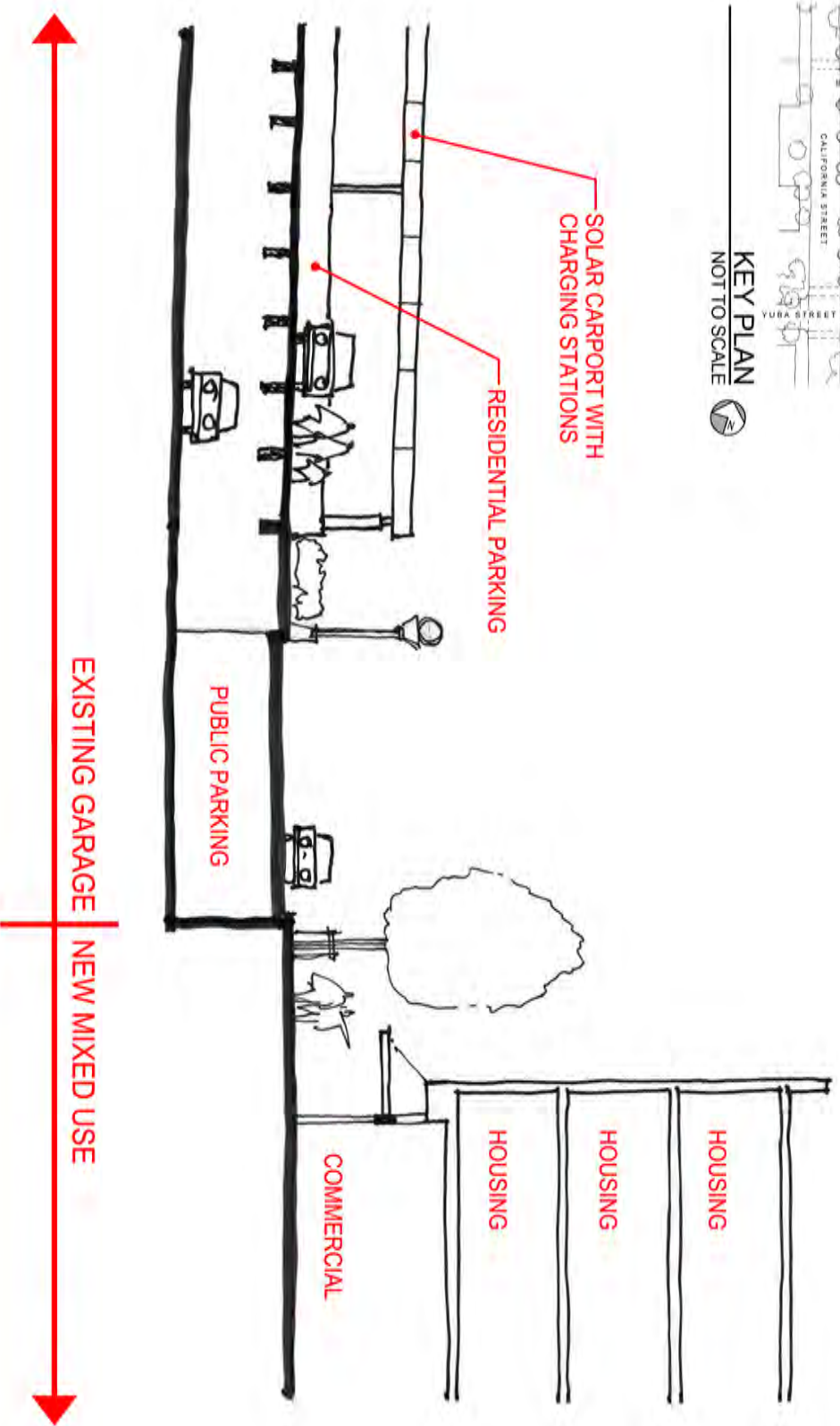
- ±100 SPACES FOR PROPOSED MIXED-USE DEVELOPMENT
- ±360 SPACES FOR GENERAL PUBLIC

BIKE PARKING

- ±60 SECURED BIKE STORAGE FOR RESIDENTS
- ±50 SECURED BIKE STORAGE FOR PUBLIC USE
- ±60 OUTDOOR BIKE RACKS



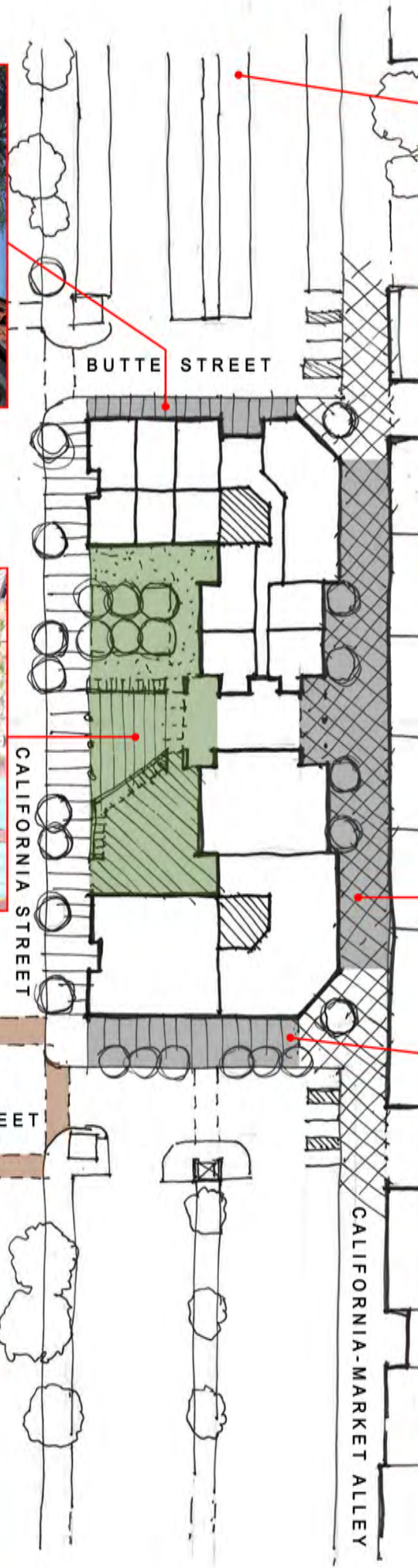
KEY PLAN
NOT TO SCALE



CONCEPTUAL SECTION



SOLAR PANELED CARPORTS



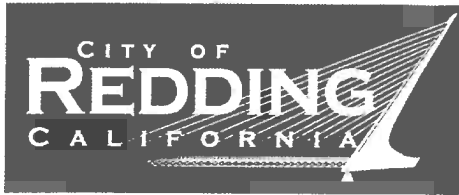
BIKE FRIENDLY PLAZA



NEW DECORATIVE PAVING

[8] PUBLIC OUTREACH PLAN

Related will work collaboratively with the City, SRTA and with the downtown stakeholders to refine the Proposal and solicit feedback from groups such as Viva Downtown Redding to shape the vision of the site. If selected Related will host a series of meetings during the entitlement phase to gain community feedback and build support.



CITY OF REDDING

777 CYPRESS AVENUE, REDDING, CA 96001

P.O. BOX 496071, REDDING, CA 96049-6071

OFFICE OF THE CITY MANAGER
BARRY TIPPIN, INTERIM CITY MANAGER
GREG CLARK, DEPUTY CITY MANAGER

May 26, 2017

A-050-035

Daniel Wayne, Senior Planner
Shasta Regional Transportation Agency (SRTA)
1255 East Street, Suite 202
Redding, CA 96001

Subject: Infill & Redevelopment Incentive Program Application, Cycle II
Related California
1407 and 1641 California Street Project

Dear Mr. Wayne:

Please accept this letter of management support for the above-referenced project submitted by Related California (RELATED) for consideration under the Infill & Redevelopment Incentive Program (IRIP) Cycle II.

The proposed project would redevelop two aging publicly owned parking structures on California Street and transform them into much-needed affordable housing, commercial uses, and public space. The result would be a dramatic and valuable step in the continued revitalization of Downtown Redding.

Downtown Redding is one of four "target neighborhoods" the City has focused its efforts and resources on over the last 17 years. The locally adopted plan that sets forth the direction for the City's revitalization efforts in Downtown is the Downtown Specific Plan (Plan). The Plan, which was adopted by ordinance in February 2001, is undergoing a complete update through the use of outside consultants and will guide the City's efforts to continue making its Downtown a vibrant and vital part of the community.

The City is currently partnering with K2 Development Company, Inc, (K2) on the "Dickers" project, a four-story mixed-use building that will transform the heart of Downtown with 79 units of market-rate and affordable housing, street-side commercial opportunities, and re-opened streets through the downtown core. The project is the recipient of a \$20 million Affordable Housing and Sustainable Communities grant, augmented by local affordable housing funds and other financing.

The opportunity to continue this critical revitalization of Downtown Redding with RELATED by transforming the California Street parking structures is welcomed and supported by the City. RELATED's nearly 30 years of creating affordable housing, and its experience in diverse financing methods, design, construction, and project management, would make it a strong partner.

RELATED's proposal to redevelop the subject infill property demonstrates another opportunity for a development partnership to move forward and impact Downtown Redding. If RELATED is awarded IRIP funding, then predevelopment costs associated with infrastructure, civil and structural engineering, and building design could be accomplished to analyze and complete the due diligence necessary for the success of the project.

We appreciate the opportunity to participate with the application review process. Should the application move forward, the project support will be presented to the City Council for consideration. If you have any further questions or need additional information, please contact me either by telephone at (530) 225-4063 or by email at btippin@cityofredding.org.

Sincerely,



Barry Tippin
Interim City Manager

Z:\Documents\ACM\2017\L05-26-17Wayne2.docx

c: Greg Clark, Deputy City Manager
Brian Crane, Public Works Director
Steve Bade, Housing Manager



**Economic Development Agency
Community Development and Housing**

Dena Fuentes
Director

May 25, 2016

Mr. William A. Witte
Related California
18201 Von Karman Avenue, Ste. 900
Irvine, CA 92612

Re: Letter of Recommendation

Dear Bill:

On behalf of the County of San Bernardino I want to thank you for your partnership in the revitalization of the Bloomington Community, an unincorporated area of San Bernardino County. The County's goal is to improve our resident's lives and the communities they live in by strategically leveraging limited resources by attracting economic investment. The development of the mixed use and mixed generational Bloomington community of Bloomington Grove, Lillian Court and the new Bloomington Branch Library is representative of the Countywide Vision in Action.

Related California has been instrumental in designing, obtaining entitlements, financing, building and leasing the Bloomington community. Related took a vision and created a two phased 198 unit development and library and turned it into a community reality. Developing in the County unincorporated is definitely a challenge. There was no infrastructure and the County departments had little experience in undertaking the lease-leaseback and air rights parcel map which created a challenge for the County's entitlement and legal staff. Related's team and your legal counsel provided a valuable assist to the Community Development and Housing staff and legal team in providing and articulating the entitlement framework. This development was a true collaborative partnership and I am personally grateful and thankful that Related California was selected to help shepherd our vision and turn it into a community revitalization catalyst.

The community celebration for the grand opening of the library was amazing. There were over 5,000 people in attendance. With Related's assistance in integrating the library into this community relationships have been forged between Colton Joint Unified School District and the County Library which will be the cornerstone of the Vision2Read literacy campaign in the Bloomington area. The ultimate linkage of housing, education and the library will yield dividends for generations to come.

BOARD OF SUPERVISORS

ROBERT A. LOVINGOOD
Vice Chairman, First District

JANICE RUTHERFORD
Second District

JAMES RAMOS
Chairman, Third District

CURT HAGMAN
Fourth District

JOSIE GONZALES
Fifth District

GREGORY C. DEVEREAUX
Chief Executive Officer

LETTER OF RECOMMENDATION
MAY 26, 2016
PAGE 2 of 2

The County is excited that the second phase of the development is under construction. The partnership of securing the financing package for both phases, which included 9% Low Income Housing Tax Credit awards for both phases, was also essential in ultimately seeing the project go from a concept to a community.

I wholeheartedly provide you this letter of recommendation. Without the strategic partnership and Related California's ability to perform, the County Vision would be just that, a vision. Related has created a community and an opportunity for our residents to have life choices for themselves and their families. From the bottom of my heart, thank you.

Sincerely,



Dena Fuentes
Director, Community Development and Housing

STANFORD
UNIVERSITY



May 25, 2016

William A. Witte
Chairman/CEO
Related California
18201 Von Karman Avenue, Suite 900
Irvine, CA 92612

To Whom It May Concern:

I am pleased to present this letter of recommendation on behalf of Related California.

Stanford University and Related California forged a long-term partnership three years ago in order to deliver 70 below market rate housing units pursuant to a development agreement between Stanford and the City of Palo Alto. Because Stanford's development agreement with the City is critical to the mission of the University, it was essential that Stanford partner with an experienced and responsive affordable housing developer who had a track record for delivering high quality projects on time. After a highly selective search for a partner, Stanford began working with Related, whose responsibilities for the project are comprehensive – ranging from design and construction to financing and operations – under a long-term partnership agreement. Related brings to the partnership its experience, deep skills and reputation as capable of developing and operating high-quality housing; Stanford brings its experience in building housing, local community relationships, and its willingness to designate a portion of its endowed lands to provide much-needed affordable housing in Palo Alto.

Because Stanford's reputation within the community of Palo Alto is so safeguarded, Related has carefully and patiently collaborated with Stanford on every aspect of entitlement strategy. The 70 rental unit building, designed for workforce housing, is situated at the major gateway to Stanford Research Park, the University's premier real estate portfolio, and therefore, Related designed a contextually appropriate building with great care and sensitivity. We are eager to see the project come to fruition at the end of this year.

Related has been the professional, highly qualified developer we needed, and Bill Witte has taken a personal interest in the successful financing and delivery of this high-profile project. Given the intense political climate and construction market, it has been necessary to adapt nimbly in order to meet our shared goals. Related has demonstrated its valuable experience and technical capabilities in meeting the challenges associated with delivering this important community asset for Palo Alto.

Sincerely,

A handwritten signature in black ink that reads "Tiffany Griego".

Tiffany Griego
Managing Director, Asset Management
Stanford Research Park



May 23, 2016

William A. Witte
Chairman/CEO
Related California
18201 Von Karman Avenue, Suite 900
Irvine, CA 92612

Re: Letter of Reference

Dear Mr. Witte,

On behalf of the Oakland Housing Authority (OHA), I am pleased to write this letter of reference in support of Related California's work in affordable housing and community development. OHA has enjoyed a multi-year relationship with Related and its partner, EBALDC, on Lion Creek Crossing, a multi-phase HOPE VI redevelopment effort located near the Coliseum BART Station in East Oakland. We have worked closely together for over ten years to organize residents, entitle a new master plan development, plus build a new park, streets and infrastructure. I appreciate your embracing the fundamental philosophy of HOPE VI, which is focused on transforming the physical environment while also creating transformative opportunities for the community of residents we collectively serve.

We have found Related to be knowledgeable about HUD rules, in addition to state and local funding sources, tax exempt bonds and low income housing tax credits. The company has been tenacious in ensuring the development proceeds on track, and always ready to problem solve when the need arises. The results have been truly transformative, vastly improving the quality and number of affordable units within this transit orientated community, that has already attracted a new school, and a new neighborhood supermarket across the street. We recently completed the project by welcoming 128 more seniors in to this vibrant community. We hold in equal regard our current project at 94th and International, working with OHA and community partners to truly transform that neighborhood, including its retail service corridor.

On a personal note, my knowledge of Related goes back even further than my positions with OHA. During my previous tenure at the Housing Authority of the City of Los Angeles, where Related successfully collaborated on two large scale public housing transformation efforts, Normont Terrace into Harbor Village, and Aliso Village into Pueblo Del Sol. In particular, Harbor Village was an early effort before the HOPE VI program came into being, using a project based Section 8 model to transform a large public housing site that was built initially as temporary World War II housing. The development still is a relevant model of how to transform a trouble affordable housing development into a mixed income, mixed use community that is sustainable over time.

Good luck in your future endeavors. I look forward to continuing our successful relationship for many years to come.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Johnson", is written over a horizontal line.

Eric Johnson
Executive Director

Executive Office

1619 Harrison St., Oakland, CA 94612

[9] WORK PLAN

At the time of this response, HCD has indicated that AHSC NOFA is likely to be released in October 2017. For the purposes of this work plan schedule we are assuming the AHSC application will be due on December 1, 2017.

PRELIMINARY SCHEDULE

DESCRIPTION

SRTA Agreement:

Execute DDA or PSA with City:

NEPA/CEQA Environmental Process:

Land Use Entitlements:

Submit 3rd Round AHSC Application:

AHSC Award, Round 3:

Apply for Tax Credits and Bonds:

Building Permit Process:

Construction:

Full Occupancy:

COMMENCE

July 1, 2017

July 1, 2017

September 1, 2017

September 1, 2017

October 1, 2017

December 1, 2017

August 1, 2018

May 1, 2019

September 1, 2019

December 31, 2021

COMPLETE

July 30, 2017

October 30, 2017

November 30, 2017

November 30, 2017

December 1, 2017

May 1, 2018

December 1, 2018

August 1, 2019

September 30, 2021

[10] COST PROPOSAL

INTERNAL SOURCES

Related California has a well trained staff which will commence all predevelopment activities. The Project Team will quickly assemble all internal departments at Related and review and will agree to the work plan schedule.

Specifically, we will staff the following internal positions:

- Project Management
- Project Assistant Managers
- Staff Accounting Members Assigned to the Project
- Administrative Assistants Assigned to the Project

EXTERNAL SOURCES

Consultants Committed to Providing Services for the Project.

- **Architecture:** Related California will once again look to YHLA Architects (“YHLA”) to complete the architectural drawings. We would seek to first approve a design that blends in with what the SRTA, community stakeholders should capitalize on a universal design with a major street presence.
- **Other Consultants:** Related California will have direct contact with all consultants necessary to process the Project for design and approval to ensure a smooth pre-development process. Following is the list of anticipated consultants:
 - Civil Engineer: Cal/Chi Design Group
 - Landscape Design: Garth Ruffner
 - Garage and Structural Engineer: Watry/Buehler Collaborative
 - Traffic Engineer: CHS Consulting Group
 - Surveyor: Morrow Surveying
 - Geotechnical Engineer: Geocon



Our Passion is Building Sustainable Public Environments!

Calichi Design Group (CDG) is a full service civil engineering firm with offices in Oakland, Hawaii, Portland and Chicago and are focused on urban infill, retail, mixed use and public infrastructure projects. We are certified as a local or very small business enterprise with the following agencies and can help meet any small business set aside for upcoming projects.

We are certified through:

- Federal Small Business Enterprise
- State of CA (SBE)
- City of Oakland, Unified School District (SLBE)
- County of Alameda (SLBE)
- Alameda County of Transportation Improvement Authority (SLBE)
- Port of Oakland (SLBE)

We provide the following services:

- Civil Engineering Design
- Infrastructure Analysis & Design
- Sediment & Erosion Control & Bioswale Design
- Due Diligence
- Site Investigations,
- Entitlements & Planning Approvals
- Site Planning,
- Permitting Assistances
- Expediting Accessibility Upgrades
- ADA Compliance
- DSA Coordination
- Program Management
- Public Funding Strategies & Compliance
- Construction Administration & Support
- Environmental Studies Investigations
- Low Impact Design
- Pervious Pavement Design
- LEED Coordination
- Stormwater Management





RECO V. PRIANTO, PE, LEED® AP

CEO and FOUNDING PRINCIPAL



Professional Credentials

B.S. Civil Engineering, Colorado School of Mines, Golden, CO, 2001

B. S. Mechanical Engineering, Colorado School of Mines, Golden, CO, 2001

Registered Professional Engineer in Arizona, California, Colorado and Hawaii

Leadership in Energy and Environmental Design (LEED) Accredited Professional

State of California Governor's Office of Emergency Services Natural Disaster Safety Assessment Certified

Board of Directors, San Francisco Chapter – RECON Real Estate and Construction Networking Non-Profit

National Board of Directors – RECON Real Estate and Construction Networking Non-Profit

Special Qualifications

- Nineteen years of progressive experience working on a variety of projects including university development, community college bond program implementation, K-12 school upgrades and new development, healthcare facilities, roadway improvements, civic buildings, corporate campuses, large scale redevelopment and urban infill development, small site commercial development, high-density multi-family dwellings and mixed-use developments.
- Proficient in Microsoft Project, Primavera P6, and AutoCAD Civil3D.
- Experience serving as program and/or project manager for projects with infrastructure construction costs in excess of \$300-million.
- Expertise in program management, project development and forward planning, site planning, street and utility design and capacity analysis, grading and earthwork, drainage analysis and calculations, parking lot layout, Division of State Architect coordination, Public and private agency coordination and permitting, and erosion/sediment control design and NPDES compliance.





Representative Project Experience

3900 Adeline Street, Oakland, CA

Provided survey, mapping and civil design services for a 55 unit Condo project including the collection of topographic survey; water, sewer, storm, gas, and electric routing through site; grading and drainage; storm water management, treatment and maintenance. Developed public right-of-way encroachment improvement plans.

Broadway & 8th - Oakland, CA

Provided survey, mapping and civil design services for this 50 condo unit with retail on the ground floor mixed use project including the collection of topographic survey; water, sewer, storm, gas, and electric routing through site; grading and drainage; storm water management, treatment, and maintenance, and public right-of-way encroachment improvement plans.

Derby Street Lofts, Oakland, CA

Provided survey, mapping and civil design services for this 50 condo project including the collection of topographic survey; water, sewer, storm, gas, and electric routing through site; grading and drainage; storm water management, treatment, and maintenance, and public right-of-way encroachment improvement plans. Construction is scheduled to begin in the Q4 of 2016.

Hollis Street Lofts, Oakland, CA



Provided survey, mapping and civil design services for this 125 condo project including the collection of topographic survey; water, sewer, storm, gas, and electric routing through site; grading and drainage; storm water management, treatment, and maintenance, and public right-of-way encroachment improvement plans. Construction began the Q2 of 2016.

Chapman Street Lofts, Oakland, CA

Provided survey, mapping and civil design services for this 55 condo project including the collection of topographic survey; water, sewer, storm, gas, and electric routing through site; grading and drainage; storm water management, treatment, and maintenance, and public right-of-way encroachment improvement plans. Construction began the Q2 of 2016

28th & Adeline Lofts, Oakland, CA

Provided survey, mapping and civil design services for this 55 condo project including the collection of topographic survey; water, sewer, storm, gas, and electric routing through site; grading and drainage; storm water management, treatment, and maintenance, and public right-of-way encroachment improvement plans. Construction is scheduled to begin in the Q3 of 2016

Mixed-Use - 2701 Shattuck, Oakland, CA

Provided survey, mapping and civil design services for this 24 condo unit with retail on the ground floor mixed use project including the collection of topographic survey; water, sewer, storm, gas, and electric routing through site; grading and drainage; storm water management, treatment, and maintenance, and public right-of-way encroachment improvement plans

2084 Mountain Boulevard, Montclair Village, Oakland, CA

Provided survey, mapping and civil design services for a 3-story commercial and retail project including the collection of topographic survey; water, sewer, storm, gas, and electric routing through site; grading and drainage; storm water management, treatment and maintenance, and public right-of-way encroachment plans. Construction scheduled to begin in Q4 of 2016.

Hannah Street Lofts, Oakland, CA

Provided survey, mapping and civil design services for this 50 condo project including the collection of topographic survey; water, sewer, storm, gas, and electric routing through site; grading and drainage; storm water management, treatment, and maintenance, and public right-of-way encroachment improvement plans. Construction began the Q1 of 2016.



Fletcher Jones Mercedes Benz, Palo Alto, CA

Provided survey, mapping and civil design services for a new 3.5 acre Mercedes Benz car dealership and service center located South of Highway 101 on Embarcadero in Palo Alto, CA. Services included the collection of topographic survey; water sewer, storm, gas and electric routing through site; grading and drainage; storm water management, treatment and maintenance, and public right-of-way encroachment improvement plans. Construction is scheduled to begin in Q3 2016.



Broadway 101 Commerce Park – Phase III, Mesa. AZ

Provided civil engineering services for the construction of a 260k sq. foot industrial development on a 20-acre parcel in Mesa Arizona. This project includes the design and construction of two new buildings and the necessary associated site and infrastructure upgrades including the collection of topographic survey; the design of backbone and service infrastructure for water, sewer, storm, gas, data, and electric; grading and drainage; storm water management , treatment and maintenance; and public-right-of-way encroachment plans. Construction completion schedule for Q4 2015.



Chase West Coast Expansion Program, California, Arizona and Nevada



Engineer-Of-Record on over 100 retail bank branch locations with drive-up services across California, Nevada, and Arizona with multiple architecture teams. CaliChi provided full civil engineering, storm water design, State agency coordination, surveying, permitting, and expediting services for over 80 Conditional Use Permits (CUPs).

Starbucks Expansion Program, California, Illinois and Kansas

Engineer-Of-Record on over various retail Starbucks locations with drive-up services across California, Illinois, and Kansas with multiple architecture teams. CaliChi provided full civil engineering, storm water design, State agency coordination, surveying, permitting, and expediting services



Calvin Simmons Elementary Modernization, Oakland, CA

Provided civil engineering services for the modernization of the Calvin Simmons Middle School Complex in the Oakland Unified School District (OUSD) System. This project includes the design and construction of a new 25,000 sf - 2-story science classroom building, artificial turf all-weather athletic field and associated site and infrastructure upgrades. The project also included the relocation of a City sewer main that was supposedly abandoned in place under a 100 year old school building. During construction of a new structure on the site, the contractor discovered that the abandoned in place sewer main running through the site was still active and carrying substantial flow. CaliChi coordinated with Oakland Unified School District and the City of Oakland to relocate the main to the North of the existing building and dedicate a formal easement to the City for maintenance.



Fremont High School Modernization, Oakland Unified School District

Civil Engineer of Record for the Fremont High School redevelopment project. The scope of work includes demolition of approximately 95% of the existing 12-acre urban campus and construction of 9 buildings totaling approximately 190,000 sq. ft. to serve up to 1,200 students and future buildings have been master planned to add 24,000 sq. ft. of additional space to accommodate up to 1,500 students. The project also includes a regulation football and soccer all-weather field running track. The project is a PG&E Net Zero (NZE) campus where energy generation and use are balanced. Civil scope of work includes the design of mainline utility relocations and on-site utility service infrastructure for water, sewer, storm, gas, data, and electric; grading and drainage including up to 40-foot tall retaining walls around the backside of the proposed football field; full C.3 and Title 24 storm water management, treatment, and maintenance and public right-of way encroachment improvement plans. Master planning was completed in May of 2012 and full design is scheduled to begin Q3 of 2016. Construction is scheduled to begin in June 2018.

Fremont was originally formed in 1905, and significant portions of the campus were rebuilt in 1976. This has created a blend of historic era buildings alongside modern classroom buildings. Since then, the campus facilities have experienced only minor upkeep for over 35 years.

Acalanes Union High School District/ Acalanes High School Modernization



Provided civil engineering services for the modernization of the Union High School District office includes the renovation and addition of approximately 6,000 sf to an existing 7,000 sf District administration office and complete site accessibility and drainage upgrades.

San Francisco Unified School District - Cesar Chavez Elementary School Modernization

CaliChi is the civil engineer for the modernization of the Cesar Chavez Elementary School located within San



Francisco Unified School District. The project includes the renovation and addition of an approximately 49,000 sf school building and upgrade to approximately 69,500 sf of playground and site area. CaliChi provided collection of topographic survey; utility infrastructure relocations; water, sewer, storm, gas, and electric routing through site; grading and drainage; improvements to the fire access road and associated site and infrastructure upgrades to current Title 24 accessibility codes.



Nihonmachi Little Friends Pre-School – San Francisco, CA

Provided surveying, mapping and civil design services for a private pre-school located in Japan town in San Francisco. Services included the collection of topographic survey; water sewer, storm, gas and electric routing through site; grading and drainage; storm water management, treatment and maintenance, and public right-of-way encroachment improvement plans. Construction is scheduled to begin in Q2 2015.



Prior Representative Experience:

***Jack London Square Phase II Development, Oakland, CA**

Provided survey, mapping and civil design services for this \$450 million redevelopment of Jack London Square in Oakland. Project included the grading, drainage and water, storm drain and sanitary sewer design for three six-story buildings, a parking garage, and two smaller retail structures totaling approximately 1 million square feet of new building area. Project also included coordination with Union Pacific for an above grade pedestrian bridge crossing over the existing railroad tracks running along Embarcadero.

***Performing Arts Center, Napa Valley College, Napa, CA**

Provided survey and full civil site engineering services for a three-level planned facility with a 500-seat theatre and a 150-seat studio/music theatre. The facility is sited on the east side of campus as a public/community outreach building. The Project also included an accessibility study, modifications to the surrounding campus for ADA compliance, repaving and striping of an approximately 20-acre parking lot adjacent to the building and three accessible pre-fabricated bridge structures over existing canals. Project included review and acceptance by the Division of State Architect.

***Bond Measure L Program, San Joaquin Delta Community College, Stockton, CA**

Served as the campus civil engineer for the implementation of Bond Measure L under Douglas E. Barnhart, Inc. Sample projects included management of a campus wide topographic survey; analysis of the campus water, sewer, storm, and gas networks for necessary and desired upgrades and rehabilitation, including approximately 500 feet of the campus backbone sewer, water, and storm water. Provided peer review for 3 major building projects on campus.



***Fine Arts Building Expansion, American River College, Sacramento, CA**

Project entailed grading and drainage improvements for an approximate 15,000-square-foot addition to the existing Fine Arts Building including the design of a small dewatering lift station for an orchestra pit for the Los Rios Community College District. The scope of work included topographic survey; water, sewer, storm, gas, and electric routing through site; grading and drainage; and sizing a vault and a three-pump lift station utilizing a pump-on, a pump-off, and a high water alarm. Project included review and acceptance by the Division of State Architect.

***Campus ADA Study, College of San Mateo, San Mateo, CA**

Provided site survey, accessibility compliance analysis, and full site civil engineering for the College of San Mateo College as a part of the \$468M Bond Measure program managed by Swinerton. Required the identification of potential campus projects to stimulate fast and immediate improvement of campus life including rehabilitation of roadways and bringing pathways, common areas, and athletic facilities into accessibility compliance. Project included review and acceptance by the Division of State Architect.

***Lot 1H, Foothill Community College, Los Altos Hills, CA**

Project Manager. Provided survey and full site civil engineering for the construction of a 350 space parking lot to serve the Campus Administration Building. Project included implementation of low impact design for storm water management. Project included review and acceptance by the Division of State Architect.

***Campus Storm Water Management Program Update, UC Merced, Merced, CA**

Provided technical updates to the campus wide storm water management program including analysis of the then current system loads and performance and recommendation of needed improvements.

***Joseph E. Gallo Recreation & Wellness Center, UC Merced, Merced, CA**

Provided survey and full site civil engineering for this LEED Gold 36,610 SF campus recreation center. Project included review and acceptance by the Division of State Architect.

***Sierra Terraces Student Housing Phase II, UC Merced, Merced, CA**

Project Manager. Provided survey and full site civil engineering for this LEED Gold 88,000 SF campus housing project. Main project challenges included (2) 280 foot long buildings situated on a site with almost 10 feet of elevation difference from front to back along with 3 other simultaneous construction projects requiring utility and grading conform coordination. Project included review and acceptance by the Division of State Architect.



***Surgery and Emergency Services Pavilion, UC Davis Medical Center, Sacramento, CA**

Provided survey and full civil engineering services for a 470,000 square foot surgery pavilion on the UC Davis Medical Center Campus. Improvements included grading and drainage, horizontal control, and all utility connections including site medical gas and hazardous waste routing and design. Project included review and acceptance by Office of Statewide Health Planning and Development (OSHPD).

***Parking Lot 17 (469 space) and Lot 18 (613 space), UC Davis Medical Center, Sacramento, CA**

Provided survey and full site civil engineering for the construction of (2) parking lots totaling 1,082 parking spaces on the UC Davis Medical Center campus. Project included review and acceptance by the Division of State Architect.

***Watershed Science Center, UC Davis, Davis, CA**

Provided survey and full site civil engineering for the Watershed Science Center on the UC Davis Campus. Project included review and acceptance by the Division of State Architect.

***Underhill Parking Garage and Recreation Field, UC Berkeley, Berkeley, CA**

Provided full site civil engineering for a design / build 1,000-space parking garage structure on the UC Berkeley campus. Design included frontage improvements along Haste Street and Channing Way, common gathering spaces along the east and west sides of the structure, and an athletic field on the roof of the four-story building. Project included review and acceptance by the Division of State Architect.

***Castro Valley High School Athletic Complex, Castro Valley, CA**

Project consisted of demolition, grading, underground infrastructure, installation of a new all-weather running track and synthetic turf football/soccer field, stadium restroom/concession building, stadium ticket entry building, home and visitor bleacher structures, parking lot improvements, decorative concrete paving, retaining walls, chain link and ornamental iron fencing, sports lighting, handicap access ramps, irrigation and landscaping. Project included review and acceptance by the Division of State Architect.

***Seven Hills Campus New Bike Shop Building, Nevada City, CA**

Provided Civil Engineering services for topographic surveying and site design for a new Bike Shop Building on the Seven Hills Campus located in Nevada City, CA.

UC Davis Medical Center – Parking Lot 17 (469 space) and Lot 18 (613 space), Sacramento, CA

Provided survey and full site civil engineering for the construction of 2 parking lots totaling 1,082 parking spaces on the UC Davis Medical Center campus. Project included review and acceptance by the Division of State Architect.

***McClellan AFB VA Hospital Parking Lot Renovation, Sacramento, CA**

Provided survey services and civil engineering services to assess and renovate three parking lots at the Veteran's Hospital on McClellan Air Force Base. We are assessing the existing pavement conditions, analyzing and correcting any accessibility barriers, and resurfacing and restriping the parking lots to maximize the amount of available parking spaces.

**Denotes prior experience*



CaliChi Design Group

Standard Rate Schedule

Effective: Through December 31, 2020

Classification	Labor Rate per Hour
Principal	\$185
Project Manager	\$145
Project Engineer / Designer	\$125
Administrative / Accounting	\$ 50

Direct reimbursable costs such as subconsultants, outside duplication, overnight mail, mileage, etc. will be billed at cost plus 10%.

COMPANY PROFILE:

Garth Ruffner Landscape Architect provides comprehensive landscape architectural assistance for communities throughout California. The company was founded in 1993 and continues to offer knowledgeable analysis, design, documentation and construction observation services. Garth remains dedicated to providing a broad range of clients with attractive, functional and cost effective outdoor spaces.

In the past 5 years, the company has collaborated with consultant teams on numerous multi-family residential complexes, including both new housing and the renovation of declining properties. The firm has developed outdoor use areas for many of these projects, including streetscapes, community gathering areas, playgrounds and vegetable gardens. A recent veterans housing project in Rancho Cordova was designed to provide all its landscape irrigation with grey water from bathroom sinks.

The company initially became known to many of its long term clients due to unusually clear electronic drawings, which always arrived on time. Over the years, as construction was completed and plants matured, Garth Ruffner Landscape Architect developed a reputation for guiding the creation of healthy, easily maintained landscapes that remained inviting throughout the year. In large part, this success is due to the company's simple structure: one landscape architect does everything. When Garth began working in Sacramento in 1984, a firm with 10 people prepared the quantity of work he now produces alone. What has obviously changed is technology, which the firm has embraced enthusiastically from the beginning. A heavily customized computer system allows for design, calculation and documentation work to be prepared simultaneously. Site, irrigation and planting designs are often developed concurrently, which leads to well coordinated documentation.

Garth Ruffner Landscape Architect is committed to providing innovative, sustainable environments that enhance the local community.

LANDSCAPE ARCHITECT: GARTH RUFFNER

LICENSE: California License # **2808**

EDUCATION: Bachelor of Landscape Architecture, University of Oregon, 1981.

EXPERIENCE: Garth established Garth Ruffner Landscape Architect in 1993 after 9 years as a project manager at another local company. He provides complete programming, field investigation, design, drawing and construction administration services for every project undertaken by his firm. Garth frequently develops hardscape, irrigation and planting designs for projects simultaneously, which leads to well-coordinated construction documents and truly cost-effective and sustainable landscapes. Garth's 33 years of landscape architectural practice give him a significant depth of knowledge regarding water efficient plant materials and irrigation products suitable for use in the Central Valley.

RELEVANT PROJECTS:

- ❖ Esperanza Crossing, Phases 1 & 2, Esparto – *2011 to present*: New 120 unit affordable housing project. The scope of work included play areas, planting and irrigation design and construction administration.
- ❖ Mather Veterans Village, Rancho Cordova – *2016 to 2017*: New 50 unit housing project for veterans utilizing graywater for all landscape irrigation. Duties performed included planting and irrigation design and construction administration.
- ❖ Sutter Place Apartments, Carmichael – *2016 to 2017*: This one acre apartment complex was built over 50 years ago and has been fully renovated. After field investigation, it was determined that the entire irrigation system and most of the plants would have to be replaced. Irrigation and planting drawings were prepared for the site.
- ❖ 1255 University Student Housing, Sacramento – *2014 to 2016*: Conversion of a 1960's apartment complex to provide modern, sustainable student housing. Duties performed included site planning, programming, planting and design.
- ❖ Heritage Point Apartments, Richmond – *2015 to present*: This new 4 story, 42 unit apartment building includes landscaping, a community gathering area and play area. Professional services include site furnishing, play area, irrigation and planting design.
- ❖ Copper Creek Apartment Renovation, Citrus Heights – *2015 to present*: As a part of the renovation of this 11 acre apartment complex built in the 1980's, the existing irrigation and planting was thoroughly evaluated. It was determined that the Owner's personnel could make the necessary irrigation improvements while the Landscape Architect prepared planting drawings. Approximately 75% of the planting areas (including turf) were replaced.
- ❖ Oakdale Senior Housing, Oakdale – *2014 to 2016*: This 5 acre senior housing project includes independent living, assisted living, and memory care buildings. A highly efficient irrigation system and very colorful planting create an attractive and drought tolerant landscape.

COMPANY PROFILE

The Watry Buehler Collaborative, LLP (WBC) provides a wide range of planning, engineering, and parking design services. WBC was founded in 2014 as a partnership between Mr. Nick Watry and Buehler & Buehler Structural Engineers, Inc. (B&B). Together as WBC, our mission is to provide exceptional parking planning that is integrated seamlessly with the structural system. Utilizing the experience and industry expertise of Mr. Watry and B&B, WBC will be able to maximize parking layout, overall garage efficiency, value, and user experience. We are dedicated to understanding the overall project needs and goals to offer design solutions that enhance and add value.

WBC was founded on over 100 years of design experience. Mr. Nick Watry is recognized as a premier architect and engineer for the design of parking facilities, receiving numerous design excellence awards from the International Parking Institute. During his 41 year professional career, Mr. Watry has been responsible for the design of over 1,000 parking facilities, including projects throughout the Western United States. B&B has provided award winning structural engineering services on over 7,500 projects throughout the United States, with experience ranging from international airports, professional sport complexes, parking structures, education, healthcare, and institutional projects for public and private clients.

WBC takes an integrated approach to project delivery utilizing Lean Construction principles as we seek to optimize efficiency through all phases of design, fabrication, and construction. All of our projects utilize 3D building model software to provide enhanced design services by integrating structural models with other disciplines and facilitating construction support. Similarly, our 3D building models integrate with models prepared by construction trade partners to allow building systems to be coordinated and prefabricated, avoiding the time consuming field coordination required with traditional approaches.

As industry leaders, we actively participate in organizations including International Parking Institute, National Parking Associations, International Partnering Institute, Post-tensioning Institute, Structural Engineers Association of California, Applied Technology Counsel, American Institute of Steel Construction, American Concrete Institute, Lean Construction Institute, American Institute of Architects, Design Build Institute of America, and U.S. Green Building Council. We have DBIA certified and LEED Accredited Professionals on staff. Our unique and successful in-house training program brings the knowledge from these activities to our entire staff.

WBC is dedicated to providing efficient, elegant, and innovative design through a collaborative environment, while maintaining the highest quality, exceptional service, and industry leadership.

WBC Key Responsibilities

- Project Design Manager
- Parking Planning
- Structural Design
- Construction Documents
- Construction Administration

Alfred A. Schuchard, S.E.
Project Manager / Structural Engineer

Education:

B. S. Civil Engineering,
University of California, Davis, 1997

Registration:

- Registered Structural Engineer: California No. 4838
- Registered Civil Engineer: California No. 61740

Years of Experience:

15 with the Buehler & Buehler Structural Engineers, Inc. and 19 in the industry. Watry Buehler Collaborative was formed in 2014.

Role: For this project, Al will be the Structural Engineering Project Manager. He will dedicate 40% of his time to the project.

Relevant Projects:

- **Sutter Roseville Medical Center Parking Structure, Roseville**

The project consists of a new parking structure at the Sutter Roseville Medical Center (SRMC) campus to accommodate an estimated 800 to 1,000 stalls. The structure will be built in two (2) phases; Phase 1 was designed for approximately 480 stalls and Phase 2 will consist of an additional 300 to 400 stalls. The project is in progress and work is being done with Buehler & Buehler Structural Engineers, Inc. and Nick Watry as the parking consultant.

- **Sacramento Natural Foods Co-Op**

The project consists of a new two-story market and a four level parking garage for the Sacramento Natural Foods Co-Op. The market building will have a gross area of approximately 38,000 square feet and will include a grocery store on the ground floor with offices, meeting rooms, and support spaces on the second floor. The parking garage will have approximately 320 stalls and a gross area of 87,000 square feet.

- **479 N. Pastoria Parking Structure, Sunnyvale**

The project consists of a new parking garage at 479 N. Pastoria, Sunnyvale, CA to accommodate approximately 120 parking stalls. The parking garage is a two level structure (i.e. one above ground and one below-grade) with a gross area of approximately 41,700 square feet. The garage structure is pre-cast, pre-stressed concrete framing, with a cast-in-place concrete topping at the elevated floors. The lateral system is comprised of pre-cast concrete shear walls. The foundation is isolated spread footings, consistent with the adjacent office building.

NICK WATRY
Architect, Engineer, Integrator

Education:

B. S. Architectural Engineering,
California Polytechnic State University,
San Luis Obispo, CA, Class of 1964

Executive Masters of Science in Architecture,
California Polytechnic State University,
San Luis Obispo, CA, Class of 2000

Registration:

Architect: CA No.20,002 (04/30/14)

Engineer: CA No.25,125 (12/31/15)

Background:

As founder of the Watry Design Group, Inc. in 1975, now known as Watry Design, Inc.*, Nick Watry gained a reputation as a premier designer of post-tensioned concrete framed structures in the United States, most notably parking structures. For ten years prior to 1975, Mr. Watry was employed by the largest post-tensioning specialty contractor in America and was the Hawaii Division Manager. Since the fall of 2002, Mr. Watry was on the faculty for the Construction Management Department of the College of Architecture and Environmental Design at Cal Poly University in San Luis Obispo, CA. Major teaching assignments include: *Integrated Project Services, (Design/Build), Fundamentals of Construction Management, Large Scale Structures, and Post-Tensioned Concrete*. All through Mr. Watry's professional career he has passionately participated in community, professional, and educational endeavors and "has made a difference."

* *Nick Watry was the sole owner of Watry Design Group, Inc. until 2002 and is not affiliated with Watry Design, Inc.*

Services:

Nick Watry offers his over 50 years of experience as a consultant to the design and construction industry, particularly to provide:

- The integration of Architecture, Structural Engineering, and Parking Principals for the design of concrete framed structures. Mr. Watry has designed in excess of 2,000 parking facilities with at least 1,000 being constructed, mostly by the *Design/Build Method*.
- Parking Studies; Assessment, Supply & Demand, Management, Economic Analysis, Policy, etc.
- Code analysis and interpretation of concrete framed buildings.
- Concrete building frame quantities and costs.
- Consensus of design approach with building officials, project neighbors, and "stakeholders".

Affiliations:

- Member of the Structural Engineers Association of Northern California (SEAONC)
- Former Director and Member of the Post-Tensioning Institute (PTI)
- Former Advisory Comm. Member & Member of the International Parking Institute (IPI)
- Former member of the Redwood City, CA Planning Commission
- Former member of the Redwood City, CA Architectural Review Committee.



TOBIN BONNELL PE, TE, PTOE Senior Transportation Engineer

Years of Experience:

16

Education:

B.S., Civil Engineering, Purdue University

Professional Registration:

Licensed Professional Engineer, CA, #C85169

Licensed Traffic Engineer, State of California,
#TR2782

Professional Traffic Operations Engineer,
#3676

Professional Associations

American Society of Civil Engineers (ASCE),
Member

Institute of Transportation Engineers (ITE),
Member

Tobin Bonnell has 16 years of experience in transportation impact analysis and environmental documentation, transportation planning, roadway design, and traffic engineering design. Much of his work focuses on rural and suburban settings, and small to mid-size towns in Northern California. These projects often devising strategies to better serve alternative modes of transportation, such as pedestrian, bicycle, and transit use, as well as vehicle traffic.

Mr. Bonnell has consulted for public agencies throughout the country at the municipal, county, and state levels, and also for private clients aiming to comply with applicable standards and regulations. He is currently part of the CHS team for the California High-Speed Rail Initial Construction Segment 1.

RELEVANT PROJECT EXPERIENCE

Marin Transit Redwood and Grant Transfer Center Improvement Project, Novato, CA

Mr. Bonnell designed Intelligent Transportation System aspects of the project including the integrated pedestrian- and transit-actuated signal, transit signal priority, and interconnect along Redwood Boulevard between Delong-Diablo Avenue and Grant Avenue. The project involved coordination with Marin Transit service providers, the City of Novato, and Golden Gate Transit Safety and Operations groups. The redesign of the Downtown Novato Transit Center includes a combined center platform to provide a more attractive and functional facility. The design is offset from the roadway, highly visible, ADA-compliant, with increased capacity, and allows transfers to be completed without crossing bus lanes. Pedestrian access is improved with raised pedestrian crosswalks within the facility and signalized

**Mr. Bonnell's experience prior to joining
CHS Consulting Group*

crossings of Redwood Boulevard. Transit vehicles cross other vehicle paths on entry and exit to the center island, which allows it to serve standard buses from multiple agencies, rather than dual-door buses. Egress is enhanced with transit signal priority, transit signals, and combined pedestrian and queue cutting advanced signals.

Town of Windsor Conde Lane/Johnson Street Pedestrian Enhancements Project, Windsor, CA

Mr. Bonnell is Transportation Engineer designing signing, striping, lighting, and an enhanced pedestrian crosswalk using rectangular rapid flashing beacons (RRFB) at the realigned intersection of Johnson Street and Conde Lane in the Town of Windsor, CA. The project will realign Conde Lane and remove all-way stop control to reduce delay and increase traffic flow between two adjacent traffic signals. The all-way stop control is currently a "T" intersection with traffic signals on two adjacent legs; morning and afternoon peak traffic from a nearby elementary school backs up from the stop controls to either signal. The project requires coordinating among the town, the design team, and neighborhood stakeholders to build consensus for the final design.

City of Petaluma Complete Streets Project, Petaluma, CA*

Project involved the removal of up to six inches of existing asphalt pavement, dig-outs to repair local pavement failure areas, hot-mix asphalt overlay, utility adjustments, replacement of traffic loops, installation of ADA-compliant curb ramps, concrete curb and gutter work, and the implementation of Class II and Class III bicycle facilities on Lakeville Street from East Washington Street to Caulfield Lane and East D Street from the D Street Bridge to Lakeville Street. Mr. Bonnell was responsible for design and plan preparation for pavement markings and signage throughout the D Street corridor. Design included specification of enhancement of an existing pedestrian crossing at

D Street and Copeland Street. Enhancements included removal of the existing in-pavement warning light system and replacement with a rectangular rapid flashing beacon system.

City of Rohnert Park Eastside Trunk Sewer Phase 3 and Snyder Lane Widening Project, Rohnert Park, CA*

The sewer and roadway components of this improvement project were necessary in order to serve planned growth, as identified in the City's General Plan. The roadway widening portion of this project extends from the intersection of Southwest Boulevard and Snyder Lane to Snyder Lane and Medical Center Drive, and also involves traffic signal installation at Camino Corto, traffic signal modifications at Rohnert Park Expressway and Southwest Boulevard, and the installation of in-roadway warning lights at locations adjacent to Rancho Cotate High School. As a part of the design effort, roundabout intersections were explored and analyzed as design treatments to the entrances to Rancho Cotate High School. Mr. Bonnell served as project engineer on the traffic-related portions of the project, including preparation of traffic signal plans, preparation of signing and striping plans, and responding to construction submittals and requests for information on traffic-related items.

Jennings Avenue Pedestrian and Bicycle Rail Crossing Project, Santa Rosa, CA*

Mr. Bonnell was responsible for the traffic impact analysis and report preparation addressing the City of Santa Rosa's proposal to provide a California Public Utilities Commission (CPUC)-approved pedestrian and bicycle rail crossing where Jennings Avenue approaches the Sonoma-Marín Area Rail Transit rail corridor. The traffic impact analysis report was prepared as part of a comprehensive environmental impact report covering the potential issues with implementing the rail crossing. Two alternatives considered were an at-grade rail crossing and a rail overcrossing at Jennings Avenue. In order to construct an at-grade rail crossing, CPUC staff has suggested that the City may be required to close one or two other rail crossings within the City, namely at West Sixth, West Seventh, or West Eighth Streets. Analysis covered the various scenarios in which just one of the three streets mentioned above is closed to traffic, while the other two streets remain open. The report emphasizes the impact to pedestrians, bicycles, transit use, and critical heavy vehicle movements.

Town of Windsor Jaguar Way/Windsor Road Signalization and Sidewalk Gap Closure Project, Windsor, CA*

Mr. Bonnell provided critical assistance with the design and preparation of construction plans pertaining to the traffic signal at Jaguar Way/Windsor Road, as well as the layout of proposed signing and striping in the project area. This project involves the installation of a traffic signal at Jaguar Way/Windsor Road, the entrance to Windsor High School, in order to provide safe pedestrian and vehicular access and improve operations along Windsor Road. The project also involves the construction of approximately 500 feet of Class II bicycle lanes and sidewalk, resulting in a continuous sidewalk and bicycle facility between the high school and areas to the north, including downtown Windsor and the multi-modal transit facility at the Windsor Depot. This project provides improvements within the Town of Windsor Priority Development Area (PDA), and addresses a previously-identified high potential conflict area between pedestrians and motorists. Design considerations within the project corridor include providing new on-street parking while maintaining bike lane facilities, as well as providing a traffic signal compliant with CAMUTCD and ADA guidelines, while considering the needs of the adjacent Town of Windsor Fire Station No. 2.

Town of Windsor Pedestrian Signal Indication Enhancement Project, Windsor, CA*

Responsible for inspection of all construction and signal installation aspects of the project, coordinating with electric contractors to ensure that work was being performed in accordance with the requirements and intentions as stated within the Plans and Specifications. Pedestrian enhancements aimed to provide accessible pedestrian signals at fifteen intersections throughout the Town. Accessibility goals were achieved through the installation of light-emitting diode countdown signal face modules, the installation of communicator navigator pedestrian push button systems, and the maintenance of existing traffic management system elements through construction completion. Accurate and concise pedestrian push button navigator communication was a critical aspect of the successful implementation of this project.



FRANK PENRY PE, TE, PTOE

Senior Transportation Engineer

Years of Experience:

21

Education:

B.S., Civil Engineering, Chico State University

Professional Registration:

Licensed Professional Engineer, State of California (#C62785)

Licensed Professional Engineer, State of Oregon (#84632PE)

Licensed Traffic Engineer, State of California (#TR2304)

Professional Traffic Operations Engineer, #1603

Professional Associations:

American Society of Civil Engineers (ASCE), Member

ASCE Redwood Empire Section, Former President

Institute of Transportation Engineers (ITE), Member

ITE San Francisco Bay Area Section, Secretary

Registered Traffic Engineers of America (RTEA), Member

American Public Works Association (APWA), Member

**Mr. Penry's experience prior to joining CHS Consulting Group*

Frank Penry has 21 years of experience in transportation planning and traffic engineering design. His experience includes transportation impact studies and environmental documents; rail projects; traffic signal timing, design, and Intelligent Transportation Systems (ITS) projects; feasibility studies; roadway and intersection design; signing and striping design; and traffic control plans. His projects range from major roadway improvements to small development impact studies. Mr. Penry is CHS Project Manager responsible for traffic signal and street lighting design for the California High Speed Rail Project Initial Construction Segment 1.

Mr. Penry has extensive experience in rural and suburban settings, and small- to mid-size towns. He has served as City Traffic Engineer for the cities of Cotati, Fortuna, Petaluma, and Sonoma. For the city of Petaluma, he was responsible for the installation, operation, and maintenance of over 5,000 street lights, 50 traffic signals, and 35 enhanced pedestrian facilities and beacons.

Selected Experience:

Downtown Cotati Specific Plan, Cotati, CA*

As part of Mr. Penry's role in providing traffic engineering services to the City of Cotati, he had become an extension of City staff providing direct input on a variety of issues to the City Manager's Office, Police Department, Public Works, and the Planning Department. A major project not associated with the daily engineering tasks included direct oversight of the City's Downtown Specific Plan. In association with his the development of the Citywide Traffic Improvement Plan, Frank played a key role in the development of the plan and coordination with the public from the City's perspective.

City of Petaluma Deer Creek Village EIR, Petaluma, CA*

Mr. Penry was Project Manager responsible for the development of the Traffic Impact Analysis and the associated Transportation and Traffic Section of the Environmental Impact Report. The project included a mix of commercial, service, and office land uses totaling 321,000 square feet. The project included the selection of study intersections, Synchro traffic model analysis, development of site specific trip generation rates for the proposed project, and use of ITE Trip Generation. Other traffic aspects were examined, including intersection collision records and safety, pedestrian and bicycle facilities. The project effort was assembled into a traffic impact study report and included project mitigations.

Trinity County Roadway Safety Signing and Striping Projects,

Trinity County, CA

Mr. Penry is responsible for field reviews, safety evaluation, and PS&E for both HSIP-funded projects. Each RSSFE will evaluate each corridor for safety with a focus on identifying specific crash trends that will be needed to identify striping improvements that may prevent fatal and serious collisions, such as crossover and roadway departure collisions, which may result from inadequate roadway striping. The RSSFE will identify and prioritize projects that may have the greatest impact on improving roadway safety using cost benefit analysis. The RSSFE will identify a list of projects that provide the greatest benefit while fitting within the project budget. The project

team will complete construction plans, special provisions, and engineer's estimates for those striping projects that are selected through the RSSFE process.

Town of Windsor Starr Road Traffic Calming Study, Windsor, CA

To address neighborhood concerns about pedestrian safety, cyclist facilities, roadway alignment, and travel speeds, The Town of Windsor engaged CHS Consulting Group to develop a traffic calming study and preliminary roadway alignment for the Starr Road corridor between Windsor River Road and Burgundy Way. The roadway, which is situated along the Town's western urban edge, has a mix of suburban and rural property frontages and feel. Neighborhood representatives would like to see the roadway completed with contiguous sidewalks, bike facilities, and shoulders, while they share a concern for increased speeds and traffic volumes. CHS will coordinate among the Town and neighborhood stakeholders to gain consensus for potential solutions, which will involve a Complete Streets standard and likely encompass an Ultimate Design Geometry.

City of Arcata SR-255/Samoa Boulevard Gateway Improvements, Arcata, CA*

Mr. Penry was Project Manager responsible for the Traffic Impact Study (TIS), Construction Inspection and Engineering for the City's proposed project, which consisted of a reconfiguration of nearly 1 mile of Samoa Boulevard (SR 255), from the North Western Pacific Railroad (NWPRR) grade crossing to the interchange with US Highway 101. The project included the Construction Management services and engineering design services; however, at the request of Caltrans, electrical inspections services were added through the right-of-way and included close coordination and observation of improvements during construction.

Redwood Coast Action Agency Eureka Waterfront Trail, Eureka, CA*

Mr. Penry was Project Traffic Engineer responsible for traffic engineering of the project alternatives analysis, public outreach, and development of environmental compliance documents and engineering design for a Class 1, Americans with Disabilities Act (ADA) Accessible, non-motorized 1-mile bicycle trail along Waterfront Drive in Eureka to serve as a portion of the California Coastal Trail network. The project included topographic survey, natural features inventory, analysis of environmental impacts, re-alignment analyses, and intersection and trail alternative development and final design.

City of Santa Rosa Jennings Avenue Bicycle and Pedestrian Crossing EIR, Santa Rosa, CA*

Mr. Penry was Project Traffic Engineer responsible for the development of the Traffic Impact Analysis and the associated Transportation Section of the Environmental Impact Report. The project was a result of a closure of an informal at-grade crossing per CPUC requirements under SMART operations. The analysis reviewed operational impacts associated with closing one of three potential at-grade crossings to retain the Jennings Ave pedestrian and bicycle at-grade crossing, or provide a new overcrossing.

SMART Airport Boulevard Station Supplemental EIR, Sonoma County, CA*

Mr. Penry was Project Traffic Engineer responsible for the development of the Traffic Impact Analysis and the associated Transportation and Traffic Section of the Supplemental EIR to the SMART FEIR, to include a new passenger rail station sited within the Sonoma County Airport Business Park. The project included the selection of study intersections, Synchro traffic model analysis, and development of site specific trip generation rates for the proposed project.

Petaluma Boulevard TLC/Streetscape and Pedestrian Improvement Project, Petaluma, CA*

Mr. Penry was responsible for the feasibility analysis and project study identifying He was also responsible for design and construction support of roadway reconfiguration (road-diet), streetscape, and pedestrian elements, including striping, signing, parking, landscaping, in-roadway warning lights, traffic signal modifications, street lighting, bulb-outs, ADA improvements, concrete sidewalk, bikeways, roadway striping, and traffic control. The success of the initial project phase resulted in securing additional funds to extend the Road Diet through the Historic Downtown with Transportation for Livable Communities, which Mr. Penry designed.

COMPANY BIOGRAPHY

Geocon is a California Corporation established in 1971 as a full-service professional engineering consulting firm providing comprehensive geotechnical engineering, soils/materials testing, special inspection, engineering geology, and environmental consulting services. Geocon currently employs a professional staff of more than 250 personnel out of nine strategically located offices throughout California. Each office is supported by state-of-the-art geotechnical and materials testing laboratories, inventories of field equipment and instrumentation, comprehensive technical libraries, and advanced data-management systems.



Geocon, circa 1971

Geocon's experience includes work for both public and private clients, on large and small projects statewide. Over our 46 years of practice, we have become very familiar with the unique conditions, building practices, and issues impacting large-scale, redevelopment, infill, and Brownfields projects throughout California. Geotechnical services have included geohazards evaluations, preliminary and full design level geotechnical investigations, pavement evaluations, and construction materials testing and special inspection services. Projects we have serviced included the Golden 1 Center (Sacramento Kings Arena), the Sacramento Downtown Plaza Mixed-Use Tower, the Ice House Blocks Redevelopment, Powerhouse Science Center, Township 9, Hotel Berry, Sacramento Natural Foods Co-op, Sacramento Valley Amtrak Station, as well as rail extensions, bus maintenance facilities, multiple light rail stations and various RT properties.

Years of Experience

20

EducationMS, Civil Engineering
(Geotechnical), California
State University,
SacramentoBS, Civil Engineering,
California State University,
Sacramento**Registrations**CA: Geotechnical
Engineer, No. 2636CA: Professional Engineer,
Civil, No. 60936**Certifications**OSHA: 40-Hour
HAZWOPER

Nuclear Density Gauge

Mr. Zorne has been with Geocon for his entire 20 year professional career. His diverse project experience includes commercial/industrial development, residential development and redevelopment, educational facilities, parks and recreation facilities, transportation infrastructure (roadways, bridges, and retaining walls), and water/wastewater treatment and distribution facilities. Mr. Zorne is known for responsive service and dedicated to providing cost-effective, practical solutions for difficult geotechnical challenges. He serves on the Civil Engineering Program Industry Advisory Committee at CSU Sacramento, is a frequent guest-speaker for CSU Sacramento undergraduate civil engineering programs, and teaches a section of the undergraduate soils mechanics laboratory. Mr. Zorne has extensive urban infill project experience, particularly in Downtown Sacramento including the Golden 1 Center (Sacramento Kings Arena), the Sacramento Downtown Plaza Mixed-Use Tower, Powerhouse Science Center, Township 9, Hotel Berry, Sacramento Natural Foods Co-op, Sacramento Valley Amtrak Station, and many more.

Relevant Project Experience:**GOLDEN 1 CENTER (SACRAMENTO KINGS ARENA) AND SACRAMENTO DOWNTOWN COMMONS MIXED-USE TOWER, SACRAMENTO, CALIFORNIA**

Mr. Zorne is the Geotechnical Engineer of Record for the iconic Golden 1 Center project that is revitalizing downtown Sacramento. Once the green light was given, this project was put on a fast-track schedule in order to meet the NBA's goal of opening for the 2016 season. Geotechnical challenges that Mr. Zorne encountered were soft,

compressible silt soil within the top 25 feet, potentially liquefiable sand between 25 and 40 feet, a variable depth sand and gravel bearing layer, and shallow groundwater. Given these constraints and the magnitude of structural loading, Mr. Zorne developed design and construction recommendations for low-vibration, drilled-displacement deep foundations to support the structure. Mr. Zorne worked seamlessly with the project development and design team to meet project milestones and keep the project on schedule. Mr. Zorne also is the Geotechnical Engineer of Record for the Sacramento Downtown Commons Mixed-Use Tower, which is adjacent to the Golden 1 Center in downtown Sacramento and involved the same geotechnical challenges. Mr. Zorne's recommendations for low-vibration, drilled-displacement deep foundations were used for the 16-story mixed-use (hotel, retail, office, and residential) cast-in-place concrete structure totaling 550,000 gsf.

ICE BLOCKS MIXED-USE REDEVELOPMENT PROJECT, R STREET CORRIDOR AT 16TH AND 17TH STREETS, SACRAMENTO, CALIFORNIA

Mr. Zorne was the project manager for the geotechnical investigation of the Ice Blocks redevelopment project along the R Street Corridor between 16th and 18th Streets in Midtown Sacramento, California. The project originally consisted of redeveloping three, one-half block areas of former industrial facilities including the Crystal Ice manufacturing facility and Orchard Supply Hardware (OSH). The area is served by local streets, including the 16th Street Corridor and the Sacramento Regional Transit District (RT) light rail line immediately north and adjacent to the project. New construction included multiple new mixed-use facilities varying from single story up to six stories of both retail and residential uses and associated parking. The geotechnical report provided a seismic hazards evaluation, structural materials evaluation, and design-level geotechnical recommendations for seismic criteria, grading and earthwork,

groundwater and dewatering, foundations, concrete moisture protection considerations, retaining walls and lateral loads, concrete sidewalks and flatwork, pavements, and drainage. A geotechnical report update was provided following a fire that destroyed the former Crystal Ice Building/Ice Block 1. Following demolition, two adjacent, four-story buildings with one level of below grade parking are being added to the project.

TOWNSHIP 9 MIXED-USE REDEVELOPMENT, SACRAMENTO, CALIFORNIA

Mr. Zorne is the Geotechnical Engineer of Record for the \$2 billion, 65-acre mixed use project in Sacramento's Downtown River District. Close proximity to the river, highly variable groundwater, and loose soils challenged previous local geotechnical firms resulting in conservative recommendations that put the first 5-story building on 700 driven piles, which was not economically feasible. Mr. Zorne was able to review the previous geotechnical report and conducted additional in-situ testing which resulted in a change of the foundation type (to augercast piles) and made the 5-story building economically feasible to construct.

SACRAMENTO REGIONAL TRANSIT GREENLINE, SACRAMENTO, CALIFORNIA

Mr. Zorne managed the geotechnical and testing/inspection portions of the contractor's quality control program for the Sacramento RT's Greenline project. This project included construction of a 1.1-mile track extension from Downtown Sacramento to Richards Boulevard as the initial segment of the Downtown Natomas Airport Light Rail project. Geocon was the Geotechnical Engineer of Record and provided testing and inspection services and quality control for the design-build team on the project.

REGIONAL TRANSIT AMTRAK DOWNTOWN LIGHT RAIL EXTENSION, SACRAMENTO, CALIFORNIA

Mr. Zorne performed a geotechnical investigation for design and construction of improvements for the RT Amtrak Light Rail Station. Improvements included new station platforms, tracks, and the overhead catenary power system (OCS). Based on our analysis, we were able to recommend limited-depth drilled pier foundations for the OCS poles which avoided encountering deeper, environmentally-impacted soil during construction.

COST PROPOSAL

Applicant Name:		<i>Related California</i>				
Project Title:		<i>Yuba Butte Development Site</i>				
		Fund Source				
		Name of Consultant or Responsible Party if Cash or In-kind	Amount SRTA Incentive Funds	Amount Matching Funds	Source of Match (Cash or In-Kind)	Deliverables
Task 1:	Site Planning & Urban Design					
1.1	Site plan, including affordable housing, commercial space, market space, and active open space elements	YHLA Architects	\$ 7,500			Two-dimensional site plan for project site
1.2	Urban design plan showing integration with surrounding land uses and planned and proposed sustainable transportation	YHLA Architects	\$ 7,500			Two-dimensional land use diagram
1.3	Architectural Schematic Design	YHLA Architects	\$ 37,000			Architectural floor plans, elevations, and three-dimensional computer renderings
1.4						
Task 1 Subtotal:			\$ 52,000	\$ -		
Task 2:	Developer Site Control Entitlement and Financing					
2.1	Negotiate and execute DDA/PSA with City of Redding	Related California		\$20,000	Related	Executed site control agreement
2.2	Initiate and manage community outreach and entitlement process	Related California		\$50,000	Related	Entitlement approvals
2.3	Prepare financing applications: AHSC, Soft funding, tax credits and tax exempt bonds	Related California		\$60,000	Related	Completed financing applications
2.4						
Task 2 Subtotal:			\$ -	\$ 130,000		
Task 3:	Civil Schematic Engineering (on-site)					
3.1	Provide Rough Grading and Drainage, Storm Water Management Design, and Concept Utility Design	Cunningham Engineering	\$ 10,000			Two-dimensional plans indicating slope and grades, drainage patterns, and utility point of
3.2						
3.3						
3.4						
Task 3 Subtotal:			\$ 10,000	\$ -		
Task 4:	Landscape Schematic Design					
4.1	Provide schematic landscape and irrigation design	Garth Ruffner, Landscape Architect	\$ 4,000			Two-dimensional landscape layout, planting diagram, and water use calculations
4.2						
4.3						
4.4						
Task 4 Subtotal:			\$ 4,000	\$ -		
Task 5:	Garage & Structural Engineer					
5.1	Provide initial analysis and conceptual design on reconfiguring existing garages	Watry/Buehler & Buehler	\$7,000			Two-dimensional plans for parking layout, and standard details
5.2						
5.3						
5.4						
Task 5 Subtotal:			\$ 7,000	\$ -		
Task 5 Subtotal						

COST PROPOSAL - continued

Applicant Name:		<i>Related California</i>				
Project Title:		<i>Yuba Butte Development Site</i>				
		Fund Source				
		Name of Consultant or Responsible Party if Cash or In-kind	Amount SRTA Incentive Funds	Amount Matching Funds	Source of Match (Cash or In-Kind)	Deliverables
Task 6:	Traffic Engineer					
6.1	Provide analysis of project impact to traffic and parking	Fehr & Peers	\$8,000			Site collected data, calculations, and summary report
6.2						
6.3						
6.4						
Task 6 Subtotal			\$ 8,000	\$ -		
Task 7:	Survey					
7.1	Provide boundary and topographic survey with full utilities	Surveyor TBD	\$12,000			Two-dimensional survey identifying boundary, topography, and utilities
7.2						
7.3						
7.4						
Task 7 Subtotal			\$ 12,000	\$ -		
Task 8:	Geotechnical Engineer					
7.1	Provide sub-surface soil analysis and provide recommendations for feasible foundation systems	Geo-technical Engineer TBD	\$12,000			Site collected data, calculations, and summary report
7.2						
7.3						
7.4						
Task 8 Subtotal			\$ 12,000	\$ -		
Task 9:	Appraisal and Market Study					
6.1	Provide as-is appraised value for the land		\$5,000			
6.2	Provide Market Study to support AHSC application		\$5,000			Appraisal
6.3						Market Study
6.4						
Task 6 Subtotal			\$ 10,000	\$ -		
Task 10:	AHSC Consultant					
7.1	Provide GHG reduction calculations and project setting determination		\$5,000			Project setting determination, GHG calculations
7.2						
7.3						
7.4						
Task 8 Subtotal			\$ 5,000	\$ -		
Total			\$120,000	\$130,000		



June 19, 2017

Daniel Wayne, Senior Planner
Shasta Regional Transportation Agency (SRTA)
1255 East Street, Suite 202
Redding, CA 96001

RE: SRTA's 2017 Infill & Redevelopment Incentive Program:
Updated Proposal Information for Related California

Dear Mr. Wayne:

Thank you for the opportunity to provide additional information on the consultant team for the above referenced SRTA program.

Following is the updated information requested:

1. The name of Lead Consultant is YHLA Architects (YHLA). If RELATED's proposal is selected, YHLA will enter into a technical services agreement with SRTA. Our additional Sub-Consultants shall contract with the Lead Consultant. Howai Lai, will be the project manager for YHLA and will be responsible for providing day to day work flow management, communications, invoicing, reporting, and quality control.

Howai Lai, AIA, LEED AP
YHLA Architects
1617 Clay Street, Oakland, CA 94612
Tel. 510.836.6688 x106
Em. howai@yhla.net

2. Following is the updated list of Sub-Consultants:

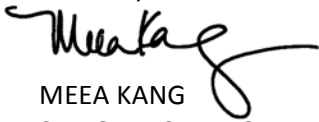
- Civil Engineer: Cal/Chi Design Group
- Landscape Design: Garth Ruffner
- Garage and Structural Engineer: Watry/ Buehler Collaborative
- Traffic Engineer: CHS Consulting Group
- Surveyor: Souza Surveying
- Geotechnical Engineer: Geocon
- Appraisal: The Fillmore Group
- Market Study: Lauren Associates
- AHSC Consultant: Transform

3. Attached find the Updated Template Scope and Budget Proposal Worksheet, listing a breakdown of costs, by consultant, with lump sum amounts.

4. Attached find the consultant's hourly rate sheets and additional company resume information.

We would welcome the opportunity to work with the SRTA project on this project. Should you have need any further information, please contact me at Mkang@Related.com at any time.

Sincerely,

A handwritten signature in black ink, appearing to read 'MEEA KANG', with a long, sweeping horizontal line extending to the right.

MEEA KANG
SENIOR VICE PRESIDENT
Related California

cc: Dan Little, SRTA
Howai Lai, YHLA Architects



CaliChi Design Group

Standard Rate Schedule

Effective: Through December 31, 2020

Classification	Labor Rate per Hour
Principal	\$185
Project Manager	\$145
Project Engineer / Designer	\$125
Administrative / Accounting	\$ 50

Direct reimbursable costs such as subconsultants, outside duplication, overnight mail, mileage, etc. will be billed at cost plus 10%.



2017 SCHEDULE OF FEES

PROFESSIONAL SERVICES

Engineering Assistant/Laboratory Technician	\$80/hr.
Engineering Field Technician/Special Inspector I	75/\$100(PW)*/hr.
Engineering Field Technician/Special Inspector II	85/110(PW)*/hr.
Engineering Field Technician/Special Inspector III	95/120 (PW)*/hr.
Word Processor/Technical Editor	75/hr.
Engineering/Research Assistant/Technical Illustrator	90/hr.
Project Coordinator/GIS Specialist	95/hr.
Staff Engineer/Geologist.....	110/hr.
Senior Staff Engineer/Geologist	120/hr.
Project Engineer/Geologist	130/hr.
Senior Project Engineer/Geologist.....	140/hr.
Senior Engineer/Geologist/Geophysicist	160/hr.
Associate Engineer/Geologist.....	185/hr.
Principal Engineer/Geologist/Litigation Support.....	225/hr.
Deposition or Court Appearance.....	400/hr.
Overtime and Saturday Rate	1.5 X Regular Hourly Rate
Sunday and Holiday Rate.....	2 X Regular Hourly Rate
Minimum Professional Fee	\$500/Project
Minimum Field Services Fee (per day or call-out)	2 Hours

*Prevailing Wage (PW) per requirements of California Labor Code §720, et. Seq.

TRAVEL

Personnel	Regular Hourly Rate
Subsistence (Per Diem).....	\$150/day
Vehicle Mileage	0.75/mile

EQUIPMENT & ANALYTICAL TESTS

Nuclear Gauge	Included in Technician hourly Rate	Level D PPE/Decon Rinse Equipment	\$50/day
Pick-up Truck	\$125/day	pH/Conductivity/Temperature Meter	50/day
Equipment Truck	200/day	55-gallon drum	55/ea.
Direct-Push Rig/Operator	165/190(PW)*/hr	TPHg/BTEX (EPA 8015M/8021B)	70/ea.
Direct-Push Sample Liner	10/ea.	TPHg/BTEX/MTBE (EPA 8015M/8260B)	100/ea.
Equipment Trailer.....	100/day	TPHd/TPHmo (EPA 8015M)	75/ea.
Wenner 4-Pin Earth Resistivity Meter	150/day	Fuel Oxygenate Compounds (EPA 8260B)	110/ea.
Coring Machine (concrete, asphalt, masonry).....	175/day	Volatile Organic Compounds (EPA 8260B)	150/ea.
Dynamic Cone Penetrometer	200/day	Semi-Volatile Organic Compounds (EPA 8270)	300/ea.
Dilatometer (DMT) Test Equipment.....	800/day	CAM 17 Metals (EPA 6010B)	170/ea.
Generator or Air Compressor.....	100/day	Single Metal (EPA 6010B)	20/ea.
GPS Unit.....	160/day	Pesticides (EPA 8081)	125/ea.
Drive-Tube Sampler or Hand-Auger	40/day	Soil pH (EPA 9045C).....	20/ea.
Soil Sample Tube (Brass or Stainless)	10/ea.	WET or TCLP Extraction	75/ea.
Water Level Indicator	40/day	Sample Compositing	20/composite.
Battery-Powered Pump	75/day	48-hour Turnaround Time	60% surcharge
Photo-Ionization Meter	125/day	24-hour Turnaround Time	100% surcharge

LABORATORY TESTS

COMPACTION CURVES		SOIL AND AGGREGATE STABILITY	
4-inch mold (D1557/D698)	\$175/ea.	Resistance Value, R-Value (D2844/CAL301).....	\$275/ea.
6-inch mold (D1557/D698)	190/ea.	R-Value, Treated (CAL301).....	300/ea.
California Impact (CAL216)	200/ea.	California Bearing Ratio (D1883)	175/pt.
Check Point	85/ea.	Stabilization Ability of Lime (C977).....	180/ea.

SOIL AND AGGREGATE PROPERTIES

#200 Wash (D1140/C117).....	\$60/ea.	Moisture Determination, tube sample (D2216).....	\$20/ea.
Wet Sieve Analysis to #200 (D422/CAL202).....	100/ea.	Moisture Determination and Unit Weight (D2937).....	40/ea.
Hydrometer Analysis (D422).....	150/ea.	Atterberg Limits: Plasticity Index (D4318).....	175/ea.
Sieve Analysis with Hydrometer (D422).....	180/ea.	Sand Equivalent (D2419/CAL217).....	90/ea.
Specific Gravity, Soil (D854).....	70/ea.	pH and Resistivity (CAL643).....	120/ea.
Specific Gravity Coarse Aggregate (C127).....	50/ea.	Sulfate Content (CAL417).....	90/ea.
Specific Gravity Fine Aggregate (C128).....	68/ea.	Chloride Content (CAL422).....	50/ea.
Cut/Extract Shelby Tube.....	50/ea.	Organic Content (D2974).....	50/ea.

SHEAR STRENGTH

Unconfined Compression (D2166).....	\$100/ea.
Direct Shear (D3080) (3pt).....	300/ea.
Unconsolidated-Undrained Triaxial Shear (D2850).....	125/pt.
Unconsolidated-Undrained Triaxial Staged (D2850).....	175/ea.
Consolidated-Undrained Triaxial Shear (D4767).....	300/pt.
Consolidated-Undrained Triaxial Staged (D4767).....	375/ea.
Consolidated-Drained Triaxial Shear (EM1110).....	400/pt.
Consolidated-Drained Triaxial Staged (EM1110).....	500/ea.

PERMEABILITY, CONSOLIDATION AND EXPANSION

Permeability, Flexible Wall (D5084).....	\$265/ea.
Permeability, Rigid Wall (D5856).....	255/ea.
Consolidation (D2435).....	50/pt.
Expansion Index (D4829/UBC 29-2).....	175/ea.

AGGREGATE QUALITY

Sieve Analysis to #200 (C136).....	\$100/ea.
L.A. Rattler Test (500 rev.) (C131).....	185/ea.
Durability Index (D3744/CAL229).....	165/ea.
Fine Aggregate Angularity (CAL 234).....	125/ea.
Flat and Elongated Particles (D4791/CAL 235).....	150/ea.
Percent Crushed Particles (CAL205).....	150/ea.

CONCRETE / MASONRY / REINFORCING STEEL

Compressive Strength, Cast Cylinders (C39).....	\$25/ea.
Compressive Strength, Cores (C42).....	40/ea.
Flexural Strength Beam (C78/C293).....	80/ea.
Splitting Tensile Test (C496).....	69/ea.
Mix Design Review.....	200/ea.
Trial Batch.....	475/ea.
Rebar Tensile / Bend (up to #11/#11 and Larger).....	175/200/ea.
CMU Compressive Strength (C140).....	\$60/ea.
Compressive Strength, Grout (C1019/UBC 21-19).....	25/ea.
Compressive Strength, Mortar (C109/UBC 21-15,16).....	25/ea.
CMU Unit Wt., Dimen., Absorption (C140).....	60/ea.
Compressive Strength, Masonry Prism (C1314).....	115/ea.

HOT MIX ASPHALT

Density, Hveem (D2726/CAL308).....	\$100/pt.
Stabilometer Value (D1560/CAL366).....	175/ea.
Theoretical Max. Specific Gravity (D2041/CAL309).....	175/ea.
Extraction/Sieve Analysis (C136/CAL202).....	150/ea.
HMA Core Unit Weight (D1188/CAL308).....	60/ea.
% Asphalt, Ignition Method (D6307/CAL382).....	100/ea.
% Asphalt, Ignition Calibration (D6307/CAL382).....	200/ea.
% Voids (CAL 367).....	275/ea.

***2X surcharge on rush turnaround for laboratory testing**

TERMS AND CONDITIONS

- Listed are typical charges for the services most frequently performed by Geocon. Prices for unlisted services as well as special quotations for programs involving volume work will be provided upon request. Laboratory test prices shown are for laboratory work only, and include reporting of routine results not calling for comments, recommendations or conclusions.
- Sampling and testing is conducted in substantial conformance with the latest applicable or designated specifications of the American Society for Testing and Materials, Caltrans, American Association of State Highway and Transportation Officials, or other pertinent agencies.
- Saturday, night work, and overtime hours are charged at time and one-half; Sundays and holidays at double time. Per diem may apply when location of work dictates.
- Equipment and materials will be billed at cost plus 15%. Outside services including subcontractors and rental of special equipment are billed at cost plus 15%. Hourly services are billed portal to portal from closest office in accordance with the stated hourly rates herein, with a minimum two-hour charge.
- Invoices will be submitted at four-week intervals. Terms of payment are met upon presentation of invoice. Invoices become delinquent thirty (30) days from invoice date and subject to one and one-half percent (1-1/2%) service charge per month, or the maximum rate allowed by law, whichever is lower. If Client objects to all or any portion of any invoice, Client will so notify Geocon in writing within fourteen (14) calendar days of the invoice date, identify the cause of disagreement, and pay that portion of the invoice not in dispute. The parties will immediately make every effort to settle the disputed portion of the invoice. Payment on delinquent invoices will first be applied to accrued interest and then to the principal amount. All time spent and expenses incurred (including any attorney's fees and costs) in connection with collection of any delinquent amount will be paid by Client to Geocon per Geocon's current fee schedule.
- Client and Geocon shall allocate certain of the risks so that, to the fullest extent permitted by law, Geocon's (the term "Geocon" includes Geocon's partners, officers, directors, employees, agents, affiliates, subcontractors and subconsultants) total aggregate liability to Client is limited to the greater of \$25,000 or the total compensation received from Client by Geocon for services rendered on this project, for any and all of Client's injuries, damages, claims, losses, expenses, or claim expenses arising out of this Agreement from any cause or causes, including attorneys' fees and costs which may be awarded to the prevailing party, and Client agrees to indemnify and hold harmless Geocon from and against all liabilities in excess of the monetary limit established above.
 Client and Geocon shall allocate certain of the other risks so that, to the fullest extent permitted by law, Client shall limit Geocon's total aggregate liability to all third parties, including contractors, subcontractors of all tiers, materialmen, and others involved in Client's project, as well as persons and other entities not involved in the project, to the greater of \$50,000 or the total compensation received from Client by Geocon for services rendered on this project, for any and all injuries, damages, cause or causes, including attorneys' fees and costs which may be awarded to the prevailing party, and Client agrees to indemnify and hold harmless Geocon from and against all liabilities in excess of the monetary limit established above, including all liability incurred by Geocon for acts, errors, or omissions, pursuant to entering into agreements with third parties on behalf of Client in order to obtain access or entry onto property not owned by Client. Client agrees to notify all contractors and subcontractors of any limitation of Geocon's liability to them, and require them to abide by such limitation for damages suffered by any contractor or subcontractor arising from Geocon's actions or inactions. Neither the contractor nor any subcontractor assumes any liability for damages to others which may arise on account of Geocon's actions or inactions.

Job Title	Job Function	Total Billable Rate
Principal	Principal—Transportation Planning	\$318.59
Principal Project Manager	Transportation Planning Project Management; Travel Demand Modeling	\$203.36
Senior Transportation Engineer II	Transportation Engineering/Project Management	\$207.06
Senior Transportation Engineer I	Transportation Engineering	\$165.50
Senior Transportation Planner III	Transportation Planning/Project Management	\$153.89
Transportation Engineer	Transportation Engineering	\$147.51
Senior Transportation Planner II	Transportation Planning	\$136.05
Senior Transportation Planner I	Transportation Planning	\$135.96
Transportation Planner	Transportation Planning	\$128.50
Assistant Transportation Planner II	Transportation Planning Support	\$ 105.55
Transportation Engineering Assistant	Transportation Engineering Support	\$ 102.40
Transportation Planner I	Transportation Planning Support	\$ 95.95
Graphic Designer	Transportation Planning Presentations and Reports	\$ 93.09
Administrator	Project Support	\$ 91.38
Technical Writer	Transportation Planning Presentations and Reports	\$ 86.10

Rates are subject to escalation on January 1 of each calendar year. These increases reflect increases for merit or inflation. Recent inflationary increases have been approximately 3%.

Reimbursable expenses billed at cost include transportation charges, reproduction (including blueprints, photocopies, photography, etc.), and miscellaneous expenses such as postage, overnight mail, messengers, etc.

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5. » [AHSC Technical Assistance](#)

Current AHSC Fee-for-Service Work



AHSC Technical Assistance

GreenTRIP has successfully completed greenhouse gas emissions reduction evaluations for many housing projects applying for Affordable Housing and Sustainable Communities (AHSC) funds using CalEEMod and Air Resources Board (ARB) adjustments, as well as the CMAQ model. These state Greenhouse Gas Reduction funds, awarded by the Strategic Growth Council, support affordable housing projects near transit, combined with transportation infrastructure projects that will allow better choices for future residents, reducing greenhouse gas emissions. Paying for these innovative projects with cap and trade funds is exactly what TransForm has been working on for many years with our statewide coalitions. See the impacts of all GHG reducing projects (including AHSC) at ClimateBenefitsCA.org.

The GreenTRIP team brings a wealth of experience to this work, and is ready to do business with interested developers and partners. We charge \$5,000 per project. We are able to not only complete the GHG analysis for the required application quickly, we also advise potential applicants on how to maximize their GHG reductions by implementing GreenTRIP strategies, such as transit passes and reduced parking. The second round of AHSC funds were awarded in October 2016, and we assisted more than half of the successful projects across the state.

These links will take you to the most recent [AHSC Guidelines](#) and [Quantification Methodology \(March 8, 2017 version\)](#).

Will your project be ready? Contact Jennifer West, GreenTRIP Senior Program Manager, for more information at jwest@transformca.org



California Emissions Estimator Model®

THE FILLMORE GROUP
Real Estate Appraisal & Consultation Services

Jeffrey W. Fillmore, MAI
Clint Freeman
Krista Castro
Dennis Bogdan
Juan A. Laos, SRA

Mary Amey, MAI
Raymond Kalynij
Sarah Griffith
Justin Fillmore

June 19, 2017

Meea Kang
Senior Vice President
Related California
44 Montgomery Street
San Francisco, CA 94104

Re: Qualification Request

Ms. Kang:

The Fillmore Group would appreciate the opportunity to provide you with appraisal services. The Fillmore Group is a Full Service Real Estate Appraisal and Consultation Company. Founded in 1998, The Fillmore Group has quickly become one of the most respected and large appraisal firms in the San Francisco Bay Area. All of the Appraisers are State licensed and average over 15 years of experience.

Jeffrey W. Fillmore is the Principal of The Fillmore Group. Jeffrey began appraising in 1986 after graduating with a B.S. in Business from Brigham Young University. He was a Commercial Appraiser with David J. Morrison, Inc. until 1996 when he became a partner with Morrison-Fillmore and Associates (which has since become The Fillmore Group). Mr. Fillmore is the Principal of The Fillmore Group.

Mr. Fillmore's experience includes a broad range of property types including commercial, industrial and residential properties. He also has extensive experience in appraising special purpose properties such as hotels, restaurants, commercial laundry facilities, cold storage facilities and government aided senior and affordable housing projects. Clients include lending institutions, attorneys, REITS, developers, banks, governmental agencies, savings and loans and individuals.

Mr. Fillmore is a MAI member of the Appraisal Institute. Mr. Fillmore has also served as the Chair of the South Branch of the Northern California Chapter of the Appraisal Institute and the Chair of the Associates' Guidance - General Committee.

Our experience and education allow us to provide high quality reports which, when combined with reasonable fees and prompt turn-around times, offers you alternative to all of your appraisal needs.

Meea Kang
June 19, 2017
Page 2

Our clients include lending institutions, government agencies, developers, partnerships and individuals and our appraisals have been used for financing, purchasing decisions, tax appeals and estate planning purposes.

Our hourly rates are as follows:

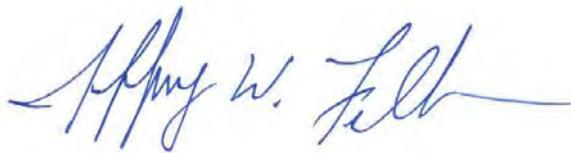
Principal: \$400/hour

Appraiser Analyst: \$200/hour

Researcher: \$100/hour

I have attached my qualifications along with Krista Castro's qualifications. If you have any questions or desire any additional information, please contact us at your leisure.

Respectfully submitted,

A handwritten signature in blue ink, reading "Jeffrey W. Fillmore". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jeffrey W. Fillmore, MAI
CA License No. : AG004481 (Exp. 05/24/18)
jfillmore@fillmoregroup.com

THE FILLMORE GROUP
Real Estate Appraisal & Consultation Services

QUALIFICATIONS OF
JEFFREY W. FILLMORE, MAI
REAL ESTATE APPRAISER

EDUCATION

1985 Brigham Young University, Provo, Utah
Degree: Bachelor of Science in Business Management
Courses Included: Real Estate Financing and Appraisal

PROFESSIONAL
EDUCATION

Appraisal Institute - The Appraiser's Complete Review
Appraisal Institute - Understanding Limited Appraisal Seminar
Appraisal Institute - Course 2-2 - Report Writing
Appraisal Institute - Course 2-1 - Case Studies
Appraisal Institute - Course 530 - Advanced Sales Comparison & Cost Approach
AIREA - Course 1A2 - Valuation Procedures
AIREA - Course 1B2 - Capitalization (Part B)
AIREA - Course 1B1 - Capitalization (Part A)
AIREA - Course 1A1 - Residential Valuation
AIREA - Standards of Professional Practice
AIREA - Non-Residential Demonstration Report Writing
SREA - Course 101, Residential Property Analysis
SREA - Apartment Valuation Seminar
Brigham Young University, Real Estate Appraisal and Capitalization Techniques and Theory

EXPERIENCE

January 1998 The Fillmore Group
to Present Principal
Complete appraisals for mortgage companies, savings and loans, individuals, attorneys, governmental agencies, banks, investors, and developers. Appraisal of all types of real estate including: apartments, office, retail, industrial and residential properties.

JEFFREY W. FILLMORE, MAI
QUALIFICATIONS (CONTINUED)

February 1995 to
December 1997

Morrison-Fillmore & Associates
Commercial Real Estate Appraiser

Complete appraisals for mortgage companies, savings and loans, individuals, attorneys, governmental agencies, banks, investors, and developers. Appraisal of all types of real estate including: apartments, commercial, industrial and residential properties.

March 1986 to
February 1995

David J. Morrison, Inc.
Commercial Real Estate Appraiser

Complete appraisals for mortgage companies, savings and loans, individuals, attorneys, governmental agencies, banks, investors, and developers. Appraisal of all types of real estate including: apartments, commercial, industrial and residential properties.

AFFILIATIONS

Member:
Past Chair:

Appraisal Institute (MAI), Designation No. 10696
South Branch, San Francisco Bay Area Chapter of the Appraisal Institute.

LICENSE

Certified General Real Estate Appraiser
State of California - License #AG004481

THE FILLMORE GROUP
Real Estate Appraisal & Consultation Services

QUALIFICATIONS OF
KRISTA CASTRO
REAL ESTATE APPRAISER

Education

1998, University of California, Davis, Davis, CA
Bachelor of Science in Managerial Economics

Areas of Expertise

- Specializing in all types of multifamily property appraisals, market rate and affordable including LIHTC, HUD, USDA and local agency rent restrictions
- Extensive experience in multi-tenant retail properties
- Argus Software

Appraisal Work Experience

6/2014 – Present: Commercial Appraiser, The Fillmore Group, San Jose
Complete appraisals for mortgage companies, savings and loans, individuals, attorneys, governmental agencies, banks, investors, and developers. Appraisal of all types of real estate including: apartments, commercial, industrial and residential properties.

7/2012 – 6/2014: Senior Analyst, Integra Realty Resources – San Francisco

10/1998 – 7/2012: Senior Analyst, Integra Realty Resources – Sacramento

Licenses & Affiliations

Certified General Appraiser, State of California AG029797
Appraisal Institute, Associate Member



LAURIN ASSOCIATES

A DIVISION OF
RANEY PLANNING & MANAGEMENT, INC.

STATEMENT OF QUALIFICATIONS



HOUSING CONSULTING SERVICES

Corporate Office:

1501 Sports Drive, Suite A

Sacramento, CA 95834

Office: (916) 372-6100

Fax: (916) 419-6108

jraab@laurinassociates.com

www.raneymanagement.com

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I. INTRODUCTION

Laurin Associates was established in 1981 to provide pre-development feasibility analyses to for-profit and non-profit real estate developers, cities, counties, housing agencies and financial institutions. In December 2002, Laurin Associates merged with Raney Planning & Management, Inc. to provide a broader menu of services to private and municipal clients.

For over 30 years, Laurin Associates has been dedicated to providing excellent services to assist in the production of affordable housing and community development. At Laurin Associates, we are committed to personalizing our services to meet each client's individual needs and expectations, while adhering to appropriate Federal, State and local regulations. We have successfully worked on numerous projects with local municipalities, Housing Authorities, State agencies, including California Department of Housing and Community Development, and for-profit and non-profit developers. Laurin Associates' current specialties include:

- Affordable & Market Rate Housing Market Studies
- Prevailing Wage and Labor Compliance Monitoring
- Residential Relocation Plans and Implementation
- Preliminary Demand and Rent Surveys
- Financing Applications
- Housing and Community Development Studies
- Grant Applications, Implementation and Administration
- HOME Project Administration
- Annual Monitoring for HOME-Assisted Rental Projects

The following Statement of Qualifications focuses on Laurin Associates' experience preparing market studies, with an emphasis on affordable multifamily housing for family, senior, farmworker and special needs households.

Contact

Jayne Raab, Division Manager

Laurin Associates, a Division of Raney Planning & Management, Inc.

1501 Sports Drive, Suite A

Sacramento, CA 95834

Office: 916-372-6100

Email: jraab@laurinassociates.com

Website: www.raneymanagement.com

II. THE LAURIN TEAM

The following is a brief biography of the Laurin Associates staff. Complete resumes are available in Appendix B.

Jayne Raab – Division Manager

2008 – Present

As Division Manager, Ms. Raab oversees the staff of project managers and associates in the daily management of projects. Ms. Raab has over 20 years of affordable housing experience. From 1990 – 1997, Ms. Raab was the Development Manager at the California Tax Credit Allocation Committee, working closely with the affordable housing community to ensure approval of developments that were feasible and that met the policy goals of TCAC. Since joining Laurin Associates she has provided project oversight for all of Laurin’s services. Ms. Raab is responsible for writing relocation plans and managing all of Laurin’s relocation projects. Ms. Raab has a Master of Business Administration from the University of California, Davis.

Stefanie Williams – Assistant Division Manager

2000 – Present

Ms. Williams is the project manager for all of Laurin Associates market feasibility studies, completing over 60 studies a year. She is a certified market analyst through her participation in the National Council of Housing Market Analysts and has extensive experience with the specific requirements of the various funding agencies, including HCD, CTCAC, CDLAC, CalHFA, USDA, and HUD. Ms. Williams has a Bachelor of Arts degree in Communications Studies from California State University, Sacramento.

Denise Williams – Project Manager

2004 – Present

Ms. Williams is the Project Manager for all of Laurin Associates’ labor compliance monitoring for both State and Federal Davis Bacon prevailing wage requirements. Projects include public works, commercial, and residential developments with construction schedules ranging from two months to two years. Ms. Williams provides project oversight from the pre-construction conference to project completion and the Final Report. Additionally, she assists with the preparation of market studies and residential relocation services.

Rachel Pyle – Housing & Community Development Specialist

2017 – Present

Ms. Pyle joined the Laurin Associates Division of Raney in January 2017. Ms. Pyle will be assisting with the preparation of market studies, prevailing wage labor compliance monitoring, relocation services, and annual HOME compliance monitoring. Ms. Pyle has a Bachelor of Arts Degree in International Relations from the University of California, Davis, with minors in Communication and Spanish.

III. MARKET STUDY EXPERIENCE

Laurin Associates has been preparing quality market studies since 1981, for both affordable and market rate housing of all types, including senior, family, farmworker, assisted living, and special needs populations (ranging from homeless and disabled to artist colonies and prison families). Our market studies have been accepted throughout the country for the Low Income Housing Tax Credit Program, Tax-Exempt Bond Financing Program, Rural Development Programs and HUD programs. Additionally, Laurin Associates is an active member of the National Council of Housing Analysts (NCHMA), providing ongoing training for market analysts.

Laurin Associates’ market study success rate with CTCAC, CDLAC, USDA RD and HCD approval is exceptional. In California, we have developed a close working relationship with program staff and are readily available to address any questions that may arise.

2016 MARKET STUDIES COMPLETED

LOCATION	CLIENT	TENANT TYPE
San Jose, CA	Santa Clara Housing Authority	Family
San Jose, CA	Santa Clara Housing Authority	Senior
Santa Maria, CA	People's Self Help Housing	Farmworker
Alameda, CA	Alameda Housing Authority	Senior
Chico, CA	Boston Financial	Special Needs
Fowler, CA	Fresno Housing Authority	General
Goleta, CA	People's Self Help Housing	General
Santa Rosa, CA	Urban Housing Communities	General
Fresno, CA	Fresno Housing Authority	General
Oakland, CA	Satellite Affordable Housing Associates	General
Ventura, CA	Cabrillo Economic Development Corp	Farmworker
Fortuna, CA	Danco	Farmworker
San Luis, AZ	Comite De Bien Estar	Senior
Grass Valley, CA	RCHDC	General
Indio, CA	CVHC	Farmworker

Salinas, CA	Monterey County Housing Development Corp.	General
Wasco - McFarland, CA	Self Help Enterprises	General
Sanger, CA	Fresno Housing Authority	General
Esparto, CA	Mercy Housing	General
Rancho Cordova, CA	Urban Housing Communities	Senior
Stockton, CA	Domus Development	General / Special Needs
Roseville, CA	Mercy Housing	General
Stockton, CA	Visionary Home Builders	General
Mecca, CA	Coachella Valley Housing Coalition	Farmworker
Oakhurst, CA	DFA Development	General
Bakersfield, CA	CFY Development	General
Riverside, CA	Palm Communities	General / Special Needs
Los Angeles, CA	PATH Ventures	General / Special Needs
Santa Rosa, CA	Burbank Housing	General / Special Needs
Sacramento, CA (Village Park)	Mercy Housing	General
Sacramento, CA (St. Francis Terrace)	Mercy Housing	General
Sacramento, CA (Courtyard Inn)	Mercy Housing	General
Ventura, CA (Villages at Westview III)	BRIDGE Housing	Farmorker
Ventura, CA (Villages at Westview I)	BRIDGE Housing	General
Bakersfield, CA	DANCO	Farmworker
Rancho Cordova, CA	Mercy Housing	Homeless / Vets
Los Angeles, CA	BRIDGE Housing	General
Los Angeles, CA	Michaels Development Company	General
Fullerton, CA	Related California	General
San Francisco, CA	Mercy Housing	General
Santa Rosa, CA	Urban Housing Communities	General
San Pablo, CA	Resources for Community Development	General
San Francisco, CA	Related California	General

Walnut Creek, CA	Resources for Community Development	General
Oroville, CA	Jamboree Housing Corp.	General
Anaheim, CA	Related California	General
Santa Cruz, CA	Mercy Housing	General
Oakland, CA	EBALDC	General / Homeless
Fresno, CA	Fresno Housing Authority	Veterans
Los Angeles, CA	PATH Ventures	Special Needs
Alameda, CA	Alameda Housing Authority	General
Pittsburg, CA	Domus Development	Veterans
Lindsay, CA	Self Help Enterprises	General
El Cajon, CA	Domus Development	Veterans
Ventura, CA (Villages at Westview II)	Housing Authority of the City of San Buenaventura	Senior
Ventura, CA (Westside Renaissance)	Housing Authority of the City of San Buenaventura	Senior
Dinuba, CA	Self Help Enterprises	General
Ukiah, CA	RCHDC	Senior
Moreno Valley, CA	Rancho Belago Developers Inc.	General
Stockton, CA	Visionary Home Builders	General
Oakland, CA	Resources for Community Development	Veterans
Sacramento, CA	Mutual Housing California	Senior
Wasco, CA	Wasco Affordable Housing Inc.	Farmworker
Wasco, CA	Wasco Affordable Housing Inc.	Farmworker
Redding, CA	K2 Development	General
San Pablo, CA	Domus Development	Special Needs
Oakland, CA	Urban Core Development	General
Oakland, CA	Resources for Community Development	Special Needs
Jamestown, CA	Visionary Home Builders	Senior
Oakland, CA	EBALDC	General
Arcata, CA	Danco	General

Fowler, CA	Fresno Housing Authority	General
Castroville, CA	Monterey County Housing Development Corp.	Farmworker
Coalinga, CA	DFA Development	General
Los Angeles, CA	Palm Communities	Special Needs
Santa Maria, CA	People's Self Help Housing	Senior
Eureka, CA	Danco	General
Loleta, CA	Danco	Native American
Sacramento, CA	Mercy Housing	General
American Canyon, CA	Satellite Affordable Housing Associates	Senior / Veterans
San Francisco, CA	Related California	General
Richmond, CA	Community Development Corporation	General
San Diego, CA	Affirmed Housing Group	General
Oakland, CA	The Unity Council	Senior
Sebastopol, CA	Burbank Housing	General
Los Angeles, CA	Michaels Development Company	General

IV. SCOPE OF SERVICES

Laurin Associates market studies comply with the 2017 CTCAC and CDLAC guidelines and, at a minimum; each study includes the following:

- ❖ Executive Summary of the Study: to include a description of the project, surrounding area and market area; statement of Market Feasibility; summary of market related strengths and/or weaknesses; summary of the rent comparables and existing and planned affordable housing developments; and a statement of key conclusions.
- ❖ Project description: detailed description of the construction type, number of units and mix; target population and income restrictions; tenant paid rents and utilities; photos of the site and surrounding area; description and map of services and facilities in the surrounding area. Additional information for rehabilitation projects includes: current occupancy levels, rents being charged; identification of any existing subsidies; and information regarding the scope of rehabilitation.
- ❖ Effective market area: identification and definition of the Primary and Secondary Market Areas, with maps and an explanation for the basis of the boundaries.
- ❖ Field work: site visit and pictures of site and surrounding neighborhood; photos of all comparable complexes in the market area; neighborhood photos of comps used in the matrices, if outside the one-mile radius of the project.
- ❖ Demographic information pertinent to the targeted population: total population, growth trend and age groups; number, size, income and tenure of households; housing units by type and age; and employment, economic, commute and crime information. Laurin Associates uses statistical data from ESRI, Census Bureau, California Department of Finance, and the California Employment Development Department.
- ❖ Identification of the target market group and the depth of the market at rates proposed by the client.
- ❖ Survey of comparable complexes in the market area, including affordable and market rate complexes. Every effort is made to locate comparables within a one-mile radius of the site using sources such as field and phone surveys, contacting property management companies, and Laurin's extensive database.
- ❖ Identification of any similar projects being proposed or recently approved in the market area. Laurin Associates contacts the city and/or county planning department to determine if any comparable projects are planned in the near future.

- ❖ Documentation and description showing the methodology for calculations in the analysis section. Laurin Associates will provide specific conclusions and findings to support all calculations.

V. BILLING RATES

Laurin Associates can complete general occupancy/family market studies for a cost of \$5,900 and senior or special needs studies for \$6,200, plus reasonable travel and production expenses.

Hourly Staff Rates

Division Manager	\$150
Assistant Division Manager	\$125
Project Manager	\$100
Housing Specialist	\$100

Appendix A: References

Domus Development
Katherine McFadden
1412 S Street
Sacramento, CA 95811
(916) 273-4886

Monterey County Housing Authority
Carolina Sahagun
123 Rico Street
Salinas, CA 93907
(831) 649-1541

City of Rancho Cordova
Reed Flory
2729 Prospect Park Drive
Rancho Cordova, CA 95670
(916)851-8700

Palm Communities
Mitch Slagerman
15635 Alton Parkway, Suite 375
Irvine, CA 92618
(949)878-9399

Coachella Valley Housing Coalition
Mary Ann Ybarra
45-701 Monroe Street
Indio, CA 92201
(760)347-3157

EBALDC
Everett Cleveland
1825 San Pablo Ave., Suite 200
Oakland, CA 95612
(510) 287-5353 X39
(559) 651-1000

APPENDIX B: RESUMES



JAYNE RAAB
Division Manager

EDUCATION

Master of Business Administration
University of California, Davis

B.A., Psychology
Boise State University, Idaho

AFFILIATIONS

Sacramento Housing and Redevelopment Commission
California Council for Affordable Housing
National Housing and Rehabilitation Association
Nonprofit Housing Association of Northern California
Southern California Association of Nonprofit Housing
California Housing Consortium

DIVISION MANAGER

Laurin Associates (2008 – Present)

As Division Manager, Ms. Raab oversees the staff of associates in the daily management of projects. Ms. Raab has 20 years of affordable housing experience, including extensive experience preparing financing applications to State agencies, preparing pro formas and feasibility analyses, and coordinating private projects with public agency funding requirements. From 1990 – 1997 Ms. Raab was the Development Manager at the California Tax Credit Allocation Committee, working closely with the affordable housing community to ensure approval of developments that were feasible and that met the policy goals of CTCAC. Since joining Laurin Associates, she oversees the preparation of market studies, prepares various housing and community development studies, and provides project oversight for HOME grant administration, residential relocation plans and implementation, and prevailing wage labor compliance monitoring. Ms. Raab serves on the Sacramento Housing and Redevelopment Agency Commission.

PRINCIPAL CONSULTANT

Jayne Raab Consulting (1997-2008)

As Principal of Jayne Raab Consulting, Ms. Raab Provided consulting services to developers of affordable multifamily housing, including: prepared financing applications for various state housing programs; analyzed project feasibility; coordinated documentation requirements between the various development team members; worked with staff of the state allocating agencies to address concerns; and worked with property managers regarding program compliance issues.

MANAGER

California Tax Credit Allocation Committee (1991-1997)

PROGRAM ANALYST

California Debt Advisory Commission (1985-1990)

PROFESSIONAL DEVELOPMENT

HCD Grant Administration and Application Workshops
Nonprofit Housing Association of Northern California Conferences
Southern California Association of Nonprofit Housing Conferences
National Housing and Rehabilitation Conferences
National Council of State Housing Agencies Conferences
California Council for Affordable Housing Conferences
Housing California Conferences
California Coalition for Rural Housing Conferences
California Housing Consortium Policy Committee Member



STEFANIE WILLIAMS
Assistant Division Manager

EDUCATION

B.A., Communications Studies
Emphasis; Interpersonal Communications
California State University, Sacramento, 2002

AFFILIATIONS

National Council of Affordable Housing Market Analysis
Nonprofit Housing Association of Northern California
Southern California Association of Nonprofit Housing
California Council for Affordable Housing

ASSISTANT DIVISION MANAGER

Laurin Associates (2000 – Present)

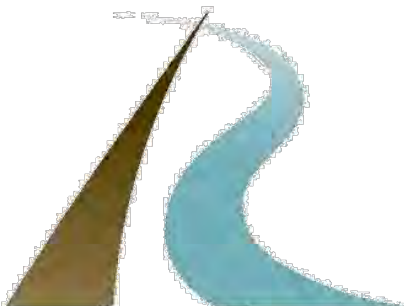
Ms. Williams is the project manager for all of Laurin Associates market feasibility studies, completing over 60 studies a year. She is a certified market analyst through her participation in the National Council of Affordable Housing Market Analysts and has extensive experience with the specific requirements of the various funding agencies, including California Department of Housing and Community Development, California Tax Credit Allocation Committee, California Debt Limit Allocation Committee, CalHFA, USDA, and HUD. Additionally, Ms. Williams has substantial experience writing and administering CDBG grant applications, and preparing housing conditions studies and income surveys.

EXPERIENCE

Ms. Williams' recent experience includes Contract Management for market study projects including budget, staff management, and work load management. Ms. Williams has conducted market feasibility research and prepared reports for affordable housing projects throughout California and Arizona. Additionally, she prepares preliminary demand analyses, rent surveys and studies for market rate rental housing.

PROFESSIONAL DEVELOPMENT

National Council of Affordable Housing Market Analysts Conferences
HCD Grant Administration and Application Workshops
Nonprofit Housing Association of Northern California Conferences
Southern California Association of Nonprofit Housing Conferences
California Council for Affordable Housing Conferences
Housing California Conferences
California Coalition for Rural Housing Conferences





DENISE WILLIAMS
Project Manager

AFFILIATIONS

California Council for Affordable Housing
Nonprofit Housing Association of Northern California
Southern California Association of Nonprofit Housing

LABOR COMPLIANCE SPECIALIST/PROJECT MANAGER

Laurin Associates (2004 – Present)

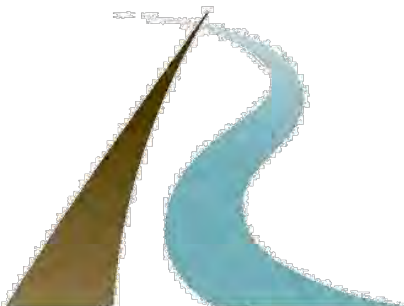
Ms. Williams is Laurin Associates' labor compliance specialist for both State and Federal Davis Bacon prevailing wage requirements. Ms. Williams assists with the preparation of market studies, including field work and obtaining information on comparable properties. Additionally, she specializes in administering Owner Occupied Rehabilitation and First Time Home Buyer programs for local jurisdictions.

EXPERIENCE

Ms. Williams' labor compliance projects include public works, commercial and residential developments with construction schedules of two months to two years. Ms. Williams provides project oversight from the pre-construction conference to project completion, including site visits, employee interviews, working with the general contractor and sub-contractors to correct any wage discrepancies, preparing monthly status reports, and compiling the Final Report for the developer or local jurisdiction.

PROFESSIONAL DEVELOPMENT

U.S. Department of Labor, Wage and Hour Division's Prevailing Wage Seminar Certification, HUD Davis Bacon Prevailing Wage Labor Compliance Workshops Foundation for Fair Contracting
State Prevailing Wage Workshops
HOME Program Grant Administration Workshops





RACHEL PYLE
Housing & Community Development Specialist

EDUCATION

B.A., International Relations
Minor; Communication, Spanish
University of California Davis, 2016

AFFILIATIONS

California Council for Affordable Housing
National Council of Affordable Housing Market Analysts
Nonprofit Housing Association of Northern California
Southern California Association of Nonprofit Housing

HOUSING & COMMUNITY DEVELOPMENT SPECIALIST

Laurin Associates (2017 – Present)

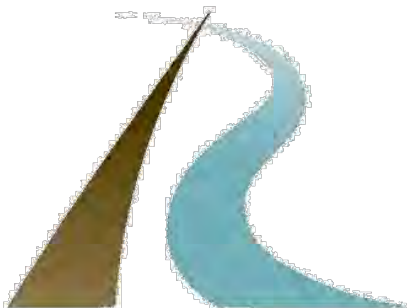
Ms. Pyle joined Laurin Associates a Division of Raney Planning and Management in January 2017 as a Housing & Community Development Specialist. Ms. Pyle assists with the preparation of market studies, field work, relocation implementation, labor compliance monitoring, and Annual Home Monitoring. Ms. Pyle holds a Bachelor of Arts in International Relations with Minors in Communications and Spanish from the University of California, Davis

EXPERIENCE

Ms. Pyle's recent experience includes the preparation of market feasibility studies, the implementation of relocation plans, and serving as a labor compliance monitor on prevailing wage jobs across California.

STUDY ABROAD

Prior to joining Laurin, Ms. Pyle spent approximately three months at Universidad Nacional de Cuyo enrolled in an accelerated Spanish language and culturally immersive program, where she became conversationally fluent in Spanish.



BILLING RATE SCHEDULE FOR SERVICES

Surveying Services

Licensed Land Surveyor	\$ 130.00	per hour
Survey Technician	\$ 100.00	per hour
Drafter.....	\$ 85.00	per hour
1-Person Survey Party with Robotic System and GPS	\$ 185.00	per hour
2-Person Survey Party with Robotic System and GPS	\$ 265.00	per hour
Additional Survey Party Member	\$ 80.00	per hour

Other Services

Court Appearances and Depositions	\$2,000.00	per day
Meetings and Presentations	\$ 150.00	per hour
Travel Time	Applicable Hourly Rate	
Consultants and Other Outside Charges	Actual Cost + 15%	

Miscellaneous Fees and Provisions

Copies, Prints and Other Reimbursable Items.....	Actual Cost + 15%
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Payment is due upon presentation of invoice and is past due 60 days from the date of invoice. A late payment charge is computed at an annual rate of 18% and billed on any invoice balance due, commencing 60 days after the invoice date.

This Fee Schedule is effective from January 1, 2017 through December 31, 2017.

Client hereby acknowledges these provisions. _____ (Client Initials)



RATE SCHEDULE

WBC

STANDARD HOURLY RATES

Senior Parking Planner.....	\$225.00
Senior Principal.....	\$200.00
Principal	\$175.00
Senior Professional	\$155.00
Professional.....	\$135.00
Senior Technical	\$105.00
Technical.....	\$95.00
Clerical.....	\$75.00