

June 14, 2020

Dear Sir,

We are excited to introduce CTW USA Construction, "CTW", to you and hope that our technical services can support the challenging and aggressive development plans which your Government lead in Nigeria. CTW is a US Company based in San Diego, CA, USA.

CTW is focusing on projects development for major infrastructure including but not limited to roads, housing, bridges, photovoltaic farms with large capacities, sea water desalination plants, and sewer water treatment plants.

Attached are the brochure we put together for the design build team for the road and bridges project. In addition, we included an Architectural and Engineering (AE) team for the hospital project as well. The contractor we picked up is FLATIORN which is one of the top US contractors.

CTW is very excited with this opportunity and looking forward to support the future projects of your Government. Looking forward to hearing from you!

Yours Faithfully;

Dr. Mark Shoukry, PE, LEED AP, M ASCE
CEO





TWA ENGINEERING GROUP

Integrity In Engineering Design

THE ONE STOP DESIGN/BUILT COMPANY

TWA Engineering Group is a full Consulting Engineering and Construction firm. We are proud to be a one stop shop consulting firm that provides Mechanical, Electrical, structural and Civil Engineering Design for different types of facilities including but not limited to:

- Airports
- Hospitals
- Medical Office Buildings
- Military Facilities (Experience with NAVFAC SW)
- Pharmaceutical Facilities
- Office Buildings
- Parking Structures
- Manufacturing Facilities
- Educational Facilities
- Mission Critical Facilities
- Recreation Facilities
- R&D Facilities

PLEDGE

TWA Engineering Group is committed to serve clients by advancing the best engineering design practice with advanced tools to provide high performance engineering and consulting solutions.

The TWA Engineering Group is led by senior licensed professional engineers in California, Nevada, Hawaii, Arizona and Washington with average experience of 25 years each. All engineering group directors are committed to exceed our clients expectations by adhering to integrity in everything they do and say.

Dr. Mark Shoukry, PE, LEED AP, M ASCE

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TWA ENGINEERING GROUP

INTEGRITY IN ENGINEERING DESIGN

The One Stop Consulting Engineering Firm

- Mechanical
- Plumbing
- Electrical
- Civil
- Structural
- Commissioning
- Sustainable Design
- Value Engineering
- Forensic Engineering
- Energy Services
- Audio-Visual Design
- IT/Telecommunications
- Security
- REVIT

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Integrity in Engineering Design

Areas of Expertise

Broad Based Background for Project Management for Multi-Disciplines Projects
Projects Development and Planning
Client Interface Experience
Healthcare Facilities Experience
NAVFAC SW Experience
Civic Projects Experience
Sustainable Projects Experience
Airports Design Experience
Dept. of Defense and GSA projects Experience
Energy Efficiency Modeling
HVAC Design specializing in, Educational, Commercial, Medical
Office Buildings, Lab Experience, Mission Critical Facility Design Experience
Site Inspection and Problem Solving Design/Build Projects Experience
Commissioning
Construction Project Management
Trilingual Languages (English, French and Arabic)

Education

PhD in Mechanical and Aerospace Engineering/West Virginia University, Morgantown, WV, USA
MSME in Material and Manufacturing Engineering/American University in Cairo, Egypt
BSME in Mechanical Engineering Ain Shamss University, Cairo, Egypt

Registration/Certification

Registered Professional Mechanical Engineer in State of CA, HI, WA, NV, OH and AZ
Member of **ASHRAE, ASME and ASCE**

Dr. Mark E. Shoukry, P.E., LEED AP, M. ASCE CEO

Overview

Dr. Shoukry is an experienced Engineering Director who is specialized in development and project planning. Dr. Shoukry is also specialized in project management of projects with large budget. He has more than twenty years of experience in engineering design, project management for large projects that include multi-disciplines like architectural, structural, mechanical, electrical, plumbing, environmental assessment, civil and cost estimates. He is also a project manager for numerous multi-disciplines complex facility projects; some of these projects totaled more than \$500 Million in construction costs. He has successfully designed and completed the construction of facilities for different applications such as but not limited to airports, healthcare, recreation, commercial, medical offices, mission critical facility, educational and high rise residential buildings. He has been involved in technical training of mechanical engineers, solving complex engineering problems on site for large projects and personally involved in strategic marketing planning.

Dr. Shoukry earned a PhD in Mechanical Engineering from West Virginia University, Mechanical and Aerospace Department and he is registered professional engineer in California, Arizona, Nevada, Hawaii, Washington and Ohio. He is also a member of many engineering organizations.

Project Experience /Sample Projects

San Diego International Airport (SDIA) Utilities and PMO/USO Project, San Diego, CA (\$ 280M)

Led a team of MEP engineers to design and upgrade SDIA utilities including but not limited to hydronics, power, gas, and communication lines using the state of art 3-D software (Civil 3D and Navisworks). The scope of work also included MEP design of a new building to serve the parking management office and USO new facility using REVIT. The design followed the Green building guidelines (LEED Silver).

During the project design, the client requested to include a phasing plan to ensure the non-stop operation of San Diego International Airport. Dr. Shoukry put together the plan to minimize the time of the down time of the central plant room serving the airport.





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San Diego International Airport (SDIA) Expansion Project, San Diego, CA (\$ 540M)-On Going Design/Built Project

Project consisted of mechanical design of 2M SF area including the addition of ten new gates to Terminal Two West, upgrade of the main central utilities plant and adding a new pumping station to serve the addition of twenty four air handling units to serve the new upgrades. The project also included providing an energy model that can exceed the requirement of ASHRAE 90.1 to qualify the project for required LEED credits. My role in this project is to lead the mechanical design team as a project manager and ensure that project will be performed on time and within budget. I was also responsible to make sure that all URS QA/QC procedure be implemented and documented to ensure quality.

Pacific Beacon Residential Towers (Three 18 Story High Rise Towers), San Diego, CA (\$ 500M)

Project Manager responsible for reviewing mechanical drawings for code compliance, signing and stamping forms on behalf of NAVFAC SW for construction, supervising MEP site visits, reviewing inspection reports and responding to critical RFI's related to code compliance and constructability.

I was also responsible for reporting to the Navy the site construction progress and any technical problems that may result from not following the manufacturers' guidelines for installations or poor workmanship. In addition, I was responsible to give the contractors the required technical directions to complete the project on schedule and avoid any technical problems during commissioning.

Yokota Air Force Hospital, Yokota, Japan

Led a team of mechanical engineers to renovate two floors for Yokota Air Force Hospital in Japan, the approximate area for the renovated floors was about 100,000 SF. The project scope of work included renovations of seven medical suites on first floor and the new administration area on the fourth floor. During the design I was responsible to technically guide mechanical design engineers to phase the project during construction to ensure the non-stop operation for other hospital's floors and medical suites.

New Camp Pendleton Hospital Utilities Study

Led a team of mechanical and electrical engineers to evaluate the existing utilities serving the new location for the Camp Pendleton New Hospital location to ensure adequate capacity of existing utilities to serve the new hospital project. The study included not only the capacities of water lines, gas lines, storm water lines and electrical transformers but also the possible economical new routes of the utilities.

Old Camp Pendleton Hospital Building Assessment

Led a team of mechanical and electrical engineers to evaluate and assess the existing old Camp Pendleton hospital MEP systems and the possible scenarios to change the building into an administration building. The study also included evaluation of the central plant room serving the hospital building and the new projects that took place for modernization and renovation of the old hospital building and come up with a budget for changing the building into an office building.





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PMB Medical Office Suites Buildings, San Diego, CA (More Than 50 MOB including multiple OSHPD 3)

Project Manager responsible for MEP design, coordination with different trades, responding to city plan check comments, approving shop drawings and responding to contractors RFI's. Some of the medical suites MEP design required high technical experience level as they included designing HVAC systems dedicated to MRI equipment or to satisfy OSHPD 3 requirements. My role in these projects was to ensure the quality of the design and completing projects within schedule and budget.

Dr. Ahdoot Medical Suite, Burbank, CA

Project Manager responsible for MEP design; the total area of Dr. Ahdoot suite was approximately 3000 SF. Dr. Ahdoot medical suite scope of work included design of operating room with all associated requirement for medical gas, pack up power and special requirements for heating, ventilation and air-conditioning as per OSHPD-3 requirement. Scope of work also included coordinating design with all other trades and qualify project for building permits.

Oncology Medical Office Building, Oceanside, CA

Project Manager responsible for MEP design, coordination with different trades, responding to city plan check comments and contractor's RFI's. The Oncology project had a pharmacy area that was handling radioactive materials which required special mechanical design arrangements to comply with code requirements.

Imaging Center-Grosmont Medical Office Building, San Diego, CA

New 25,000 sq. ft. floor to be used as imaging center for Sharp Hospital. The imaging center consisted of multiple CAT scan units, MRI unit and multiple X-ray units with office spaces for doctors and nursing staff. My role in the project was to review mechanical design, attend clients meetings and respond to city plan check comments.

Fallon Air Force Station Buildings Assessment

Led a team of mechanical, electrical and plumbing engineers to investigate MEP systems serving 23 buildings located in Fallon, NV; four buildings were for air crafts maintenance; air hangers. Other buildings were used for control, administrative, training and storage purposes. At the end of our site visit a detailed technical report addressing different electromechanical systems deficiencies found in the buildings had to be turned in to the air force public work department at Fallon. The report addressed also recommendations to upgrade existing systems and the associated cost involved. In addition the report recommended upgrading certain systems in critical areas for code compliance.

One of my roles in the project was to make sure that engineers addressed major technical deficiencies and made reasonable decisions on upgrading MEP systems to enhance efficiency and reduce running energy cost. In addition, I had to make sure that the technical report recommendations are in compliance with UFC, International Code and Industry Standards.





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San Diego International Airport Server Room, San Diego, CA

Project consisted of adding a new air-conditioning system for a server room in San Diego International Airport. The project included many options for the air-conditioning systems and I had to coordinate with the Owner's representative the requirements for future expansion of the server room, available space, reliability of the system and redundancy. My role in this project was to technically lead the engineering team, coordinate the design with all other trades and respond to clients comments. In addition, I had to ensure full satisfaction of the client through the design process and during construction.

Los Angeles Police Department Head Quarter

The project consisted of ten floors with office spaces, meeting rooms, two underground parking levels and adjacent building for conferences and meetings. My role in the project is to review the building constructability, check implementation of proper design standards and write a report about findings that may cause construction delay or change orders.

Lynwood City Hall, Lynwood, CA

Mechanical design engineer responsible of renovating the HVAC system for Lynwood city, the project consisted of replacing multiple roof top package units and modify zoning system to enhance comfort level. My role in this project was to design the HVAC systems and coordinate design with all other trades.

Theolacy Contact Visiting Area- Non-Contact Visiting Hall, Orange County, CA

Mechanical design engineer responsible of design of mechanical HVAC system to accommodate architectural changes for the non-contact visiting hall at the Theolacy facility at Orange County, the new architectural changes were to develop mainly two main passages inside the visiting halls one for the prisoners and another one for the visitors and to come with individual compartments for meetings. The new HVAC design required to address all architectural and safety guidelines of the facilities and use existing equipment to address not only the new changes but to comply with code requirements.

San Diego International Airport Terminal One, San Diego, CA

MEP project manager for renovating restrooms at San Diego International Airport; terminal one; this project required several site surveys to update airport's existing as build drawings and come up with a detailed plan to help the airport authority to minimize not only the down time needed to finish the project but also to limit construction in areas around restrooms. This task required also extensive cooperation between all trades and multiple coordination meetings between Architect, design MEP team and Airport project managers.

My role in this project was to coordinate the technical aspects of the project with the Architect and the Airport representative. Also, to ensure that the MEP design reflects all the onsite existing conditions to minimize the construction schedule.





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Seal Beach Marine Base Buildings Assessment

Led a team of mechanical, electrical and plumbing engineers to investigate MEP systems serving 25 buildings located in Seal Beach Marine base and wrote a detailed technical report about different systems. The report addressed recommendations to upgrade existing systems and the associated cost involved. In addition the report recommended upgrading certain systems in critical areas for code compliance.

Qualcomm Data Center, San Diego, CA

Adding new CDU's to one of the main data centers for Qualcomm headquarter building in San Diego, CA. My role in this project was to lead MEP design team, review capacity for new racks thermal loads, coordinate mechanical design with existing mechanical chilled water system, review supplier's submittals, coordinate drawings and respond to owners technical comments.

Grossmont Medical PMB Office Building, San Diego, CA

New 125,000 sq. ft. four stories building to be used for medical office suites. The building was to be designed as a core and shell only. My role in the project was to review design drawings and modify them to meet clients' specs, coordinate different trades with HVAC system, approve shop drawings, respond to city plan check comments and resolve sites conflicts.

Florence Joyner Elementary School, San Diego, CA

Project consisted of seven building including an administration building. All buildings were air-conditioned using high efficiency roof top package units with gas heating. As a project manager my role was to attend construction meetings with architect and subcontractors, review design drawings, direct subcontractors and answer their questions, review contractors' submittals, direct the MEP commissioning teams and approve commissioning tests.

Grossmont College Central Plant Room, San Diego, CA

The central HVAC plant room for Grossmont College campus consisted of three centrifugal water chiller of a total capacity of 2000 tons in total capacity and five cooling towers with associated pumps controlled with VFD drives. The central plants encountered major operational problems and my role in this project was to review design drawings, find out the cause of these problems and recommend steps of fixing these problems without interrupting campus operation or cause major change orders. Problems were defined with proper steps of resolutions and in a very timely manner fashion that did not interrupt campus operation.

Southwestern Community College, Chula Vista, CA

Led a group of engineers to assess various MEP systems serving the cafeteria and kitchen areas for the college and recommended changes to upgrade HVAC system to meet new California energy standards. Project included field work, interviews, research and report writing.





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Palazzo Residential Project, San Diego, CA

Project consisted of 15 town homes and a three stories building that consisted of an underground parking garage and thirty one luxury condominiums. The project was located in a La-Jolla area where noise is considered a major concern. Mechanical equipment had to be located where it will not affect adjacent building and certain precautions have to be taken to minimize noise effects. This task required detailed coordination between all different trades. As a project manager I was responsible for all technical aspects of the project including but not limited to clients meetings, HVAC design, respond to city plan check comments and coordination of mechanical systems with different trades.

Biarritz Residential Towers (High Rise), San Diego, CA

Redesigned the HVAC system for a high rise ten story condominium building located down town San Diego. The HVAC system consisted of heat pumps system operated with cooling towers and boilers located on building roof.

Diegan Hotel, San Diego, CA

Project Manager responsible for MEP design for Hotel's SPA, kitchens, restaurant, bar, 20th and 21st suites floors, attending client and contractor's RFP's.

Hilton International, Hilton Al-Nour and Hilton Plaza, Hurgada, Egypt (\$ 150M)

Each hotel had more than two hundred guest rooms with staff housing, laundry facility indoor and out door swimming pools, sewerage stations, desalination water plants and restaurants. My role was to review design drawings make necessary modifications and redesign HVAC systems, field witness inspection tests and coordinate mechanical systems with other trades. Approve shop drawings, attending construction meetings and report project construction progress to ensure project completion as per schedule.

Computer Skills

Energy Pro, Q-basic, Trace 700, Block Load, Psychrometric Analysis, Microsoft Project, ANSYS, Visio 4 drawing and AutoCAD 2004.

Publications

Numerical Simulation Parametric Study of a Two-Stroke Direct Injection Compression Ignition Linear Engine, Presented in SAE Fuel and Lubrication Conference Reno, Nevada, May 2002

Metering Two-Phase Air/Water Flow for Different Regimes Using Annubar

Nationality

US Citizen

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San Diego, CA 92127, USA





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Areas of Expertise

Broad Based Background for Project Management for Multi-Disciplines Projects
Projects Development and Planning
Business Development
Marketing and Technical Presentations
Client Interface Experience
Healthcare Facilities Experience
Civic Projects Experience
Sustainable Projects Experience
Educational, Commercial, Medical Office Buildings, Lab Experience, Site Inspection and Problem Solving
Design/Build Projects Experience
Unique experience in projects sites safety
Bilingual (English and Italian)

Education

BSCE/University of Detroit, Michigan
Completed numerous safety and construction industry management related seminars
Completed URS Project Manager Certification Program

Registration/Certification

Registered Professional Civil Engineer in State of CA
Member of several professional industry organizations

Guy M. J Di Ponio, PE

Program Manager

Overview

Seasoned professional in Program Management on complex engineering and construction projects. Proven knowledge for full P&L responsibility and accountability, with excellent Communication, Interpersonal, Leadership, and Organizational skills. **Managed all phases of projects' construction, administration, engineering, design, contracts development, claims negotiation, and coordination of multiple contractors.** Devoted much of career to successful construction of numerous rock and soft-ground tunnels and stations throughout the U.S., including the record-setting use of the first thirty-six foot diameter Tunnel Boring Machine (TBM) in the U.S., as well as water and wastewater plants. Experienced in buildings and infrastructure construction, including Fast-Track and Design-Build throughout the U.S. as well as Iraq and Saudi Arabia.

Project Experience /Sample Projects

Queens Construction Office Area Manager. Long Island Rail Road East Side Access, Long Island City, MTA Capital Construction, New York City, \$8.5 B

Provide leadership and direction to the Deputy Construction Managers assigned on various contracts including the Queens Slurry TBM Bored Tunnels and Structures and the Northern Boulevard Crossing. Lead interface and coordination with project-wide key functional areas including design, project controls cost/scheduling forecasting, contract modifications, claims avoidance, railroad coordination, and interface among other contracts. Director on the URS Consultant-CM contract with MTA Capital Construction for Integrated Electronic Security Systems (IESS) and Security Operations Centers (Command, Communications, Control – C3) contract. This is a Design-Build contract for Facilities and Electronic Security Systems throughout MTA's subway system in all five New York City boroughs.

Site Director. California Prison Health Care Receivership Corporation, Sacramento, California, \$6 to \$8 B
"Fast Track" design and construction of 10,000 bed health care and psychiatric care facilities. Managed design development activities between Owner and Integrated Project Designers. Developed scope, budget, manpower, schedule, and construction implementation plans utilizing Toyota Production System.





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Program Manager. U.S. Corps. of Engineers' Gulf Region Division, Coalition Provisional Authority's Project and Contracting Office, Baghdad, Iraq, \$18.4 B

Led a product development team in managing and defining construction and renovation requirements for buildings, infrastructure, healthcare facilities, hospitals, and treatment plants throughout Iraq. Closed out and turned over more than 1,500 contracts.

Project Manager and Safety Officer. City Water Department Capital Improvements Program, San Diego, CA, \$773 M

City of San Diego's largest Design-Build contract, the Black Mountain Road Pipelines Project – installation of ten miles of large diameter potable water pipeline, a parallel reclaimed water pipeline, tunnel, and appurtenant structures.

Project Manager. NASSCO Crane Rail Foundation Jet Grouting Project, San Diego, CA, \$7 M

Installation of grout columns seventeen to thirty foot deep underneath existing crane rail system by jet grouting method without impact to the Owner's ongoing shipbuilding operations.

Principal Construction Manager. URS Corporation, Detroit, MI; NYC, NY, \$3 B

Construction Management services on underground construction projects within the U.S. and abroad; developed new clients and opportunities.

Directed and coordinated several drillers, five New York railroad transit agencies, and several design sub-consultants during initial design phase of the Long Island Railroad's East Side Access Tunnel Project.

Director of Tunnels and Underground Services. Black & Veatch, Detroit, MI, \$1 B

Established technical standards for tunnels and underground projects for the company in the U.S and abroad.

Prepared proposals and planned interviews for new work. Successful in winning the award for Engineering, Procurement, and Construction Management of a hydroelectric plant, dam, and tunnel in Colombia, South America.

Project Manager. Bloomfield Village, Brighton, MI, \$75 M

LA Subway Station, Los Angeles, CA, \$50 M

Construction of ten million gallon retention treatment basin, fifteen foot diameter tunnel excavated by Earth Pressure Balance TBM, and sixty-six inch and fifty-four inch diameter jacked-pipe tunnel. Successfully negotiated over \$3 M in change orders.

Started Hollywood and Vine Subway Station project in Los Angeles, CA.

Engineer Manager. Detroit Wastewater Pumping Station 2A, Detroit, MI, \$108 M; Cleveland Engine Plant No. 2, Cleveland, Ohio, \$100 M

Construction and Engineering of 140-foot diameter sinking caisson eighty feet deep. Ground freezing the full perimeter by Freezwall. Constructed two sixteen ft. dia. soft-ground TBM tunnels in "plastic clay".

Successfully initiated and negotiated over \$7 M in change orders.

Facilitated \$25 M in change orders on Design-Build contract with Ford Motor Company for retrofit of Plant No. 2 from conventional to a complete robotic manufacturing facility.





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Resident Engineer. Metropolitan Sewerage District, Water Pollution Abatement Program, Milwaukee, WI, \$1.5 B

Construction contracts for the Milwaukee Sewerage District which included conventional rock tunnels and soft ground TBM bored tunnels and structures. Successfully negotiated over \$25 M in change orders.

Project Manager. North Shore Interceptor, Milwaukee, WI, \$25 M
Construction of twenty-two foot diameter TBM bored rock tunnel with odor control and trash rack structures.

Project Manager. U.S. Department of Energy and Rockwell International, Hanford, WA, \$1 B
Site characterization for design and construction of underground and shaft facilities for storage of radioactive nuclear waste.

Project Manager. Oil Shale Project, Salt Lake City, UT, \$175 M
Oil shale retort facilities construction and equipment installation for Chevron Oil Company including management of over forty-five contractors.

Project Manager. Chevron Phosphate Plant, Vernal, UT, \$45 M
Construction of a phosphate plant extension and equipment installation.
Principal Engineer. King Khalid Military City, Saudi Arabia, \$9 B
Planned, scheduled, monitored, and provided contract performance evaluation for the Army Corps of Engineers on the construction of all infrastructure, buildings, and facilities for a self-supporting community for 70,000 people.

Project Engineer. Metropolitan Sewerage District, Chicago, IL, \$86 M
Construction of first thirty-six foot diameter TBM bored rock tunnel project in the U.S. Planned and initiated innovative method and means to achieve record-setting TBM excavation rates and also for installation of the concrete lining by continuous pour.

Senior Engineer. Tunneling Projects, Washington DC, Baltimore, MD; San Francisco, CA; New York City, NY; Chicago, IL, \$250 M
Planned, scheduled, and estimated cost of construction of major rock and soft ground tunnel projects.

Project Manager. Detroit Water & Sewerage Department, Detroit, MI, \$10 M
Construction of two fifteen foot diameter soft ground tunnels with appurtenant structures.

Nationality

US Citizen





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Areas of Expertise

Project Management
Client Management
Quality Assurance/Quality Control
Cost Reduction and Budget Control
Problem Resolution and Negotiation
Preparation of Proposals,
Presentation and Delivery
Preparation of PS&E for Civil &
Transportation Projects
Knowledge of Regulatory Issues,
Regional and Local Standards
Design Build Projects

Years of Experience

30 Years

Education

MS/Management
Technology/1982/University of
Wisconsin
BS/Civil, Structural
Engineering/1980/University of
Minnesota

Registration/Certifications

Minnesota PE, 1991, # 21100
California PE, 1996, # C54870

Affiliations

American Public Works Association
(APWA) Women Transportation
Seminars (WTS)
Past President of Society of
American Value Engineers (SAVE)

Awards

Please see page 8

Darab Bouzarjomehri, PE

Director of Civil & Transportation Department

Overview

Mr. Bouzarjomehri is an accomplished professional engineer with 30 years of experience in design and management of large-scale public transportation facilities involving federal, state, and local government agencies. Darab specializes in project management, with an outstanding history of managing projects from initial conception through final design and construction. Darab has a proven track record in leading highly effective design teams, training technical staff, and communicating complex concepts in understandable terms. He has an excellent record of delivering challenging projects on schedule and within budget.

Project Experience/Sample Projects

San Diego County Regional Airport Authority TDP Design Build Project:

Roadway and Civil Design lead for the proposed landside improvements at the San Diego County Regional Airport. This work involves design and construction of an elevated roadway with a smart curb and transit center. It also includes design of new roadways, seven new vehicular bridges, two pedestrian bridges, intersection and pedestrian signals, preparation of parking layout, lighting, signing and striping, construction phasing and traffic control plans, utility relocation, drainage and water quality, and landscaping among other items of work.

SANDAG & Caltrans, I-805 Managed Lane South Projects:

PM for preliminary design of several segments of the I-805 Managed Lanes South Projects, unit 2 (5.1 miles) and unit 4 (3.6 miles). The design included development of general managed lanes (ML) and HOV/Transit Lane Layout, HOV/BRT connectors layout for various crossing highways (Northbound (NB) I-805 to WB SR-94 and EB SR-94 to SB I-805), direct HOV/BRT connectors (NB I-805 to NB SR-15 and SB SR-15 to SB I-805), lane line configuration, modification of vertical and horizontal geometry, modification of interchanges, design of park and ride surface lots, direct access ramps (DAR), hydraulics and hydrology studies, widening and/or replacement of numerous over crossings and under crossings structures, design of new retaining walls,





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water quality treatment, railroad study, preparation of right-of-way data sheet, traffic forecasting and modeling, preliminary design of noise barriers, stage construction plans, value analysis, and cost estimating among many. The project required preparation of many reports, project features maps, Transportation Management plan (TMP), and coordination with Caltrans and other involved agencies.

Granite Construction, SR-76 Realignment Project:

PM for the construction phase of the SR-76 realignment project. This project involved construction support services for realignment of approximately 3 miles of the State Route 76, east of Interstate 15 and SR-76 interchange. As part of the realignment, the roadway was widened from a two-way two lane roadway to a two-way four-lane roadway with widening of a two span bridge, and relocation of utilities, including gas lines, drainages facilities, and electrical lines. The responsibilities included, review of submittals, response to RFIs from the contractor, revision of design or preparation of proposed design solutions. This work involved coordination with the bridge sub-consultant, Caltrans, County of San Diego, the Contractor, the client and the utility companies, and required attending weekly field meetings and field visits.

County of San Diego - South Santa Fe Avenue Roadway Improvements:

Project manager for preparation of construction documents (PS&E) for widening of 4,000 feet South Santa Fe Avenue, from a two-lane roadway to a modified four-lane major roadway. The project additionally included a five-foot wide, Class II bike lane on both directions, a 14-foot concrete median with left-turn pocket, split roadway, drainage design, two traffic signals, a railroad crossing, MSE and type I retaining walls, 42 driveways with maximum slope of 30-percent, right-of-way engineering and acquisition work, survey and value engineering. The deliverables included preparation of plans, specifications, and estimates; right-of-way mapping, alignment studies, traffic control and detour plans. The project required utility coordination with various companies and coordination with four Agencies as well as public involvement supports.

County of San Diego - Valley Center Roadway Improvements:

The scope of work required; providing construction and field support engineering services for 4 miles of roadway widening through Valley Center in San Diego County.

City of Temecula-Pauba Road Widening:

Project manager for preparation of preliminary and final construction documents for Pauba road widening. The scope included preparation of plans, specifications and estimate for widening of 0.7 mile of existing two-lane roadway to four-lane major roadway. Project included right-of-way engineering involving private properties along the route, earthwork, alignment and profile design, signing and striping, traffic signal design, drainage design, utility design and coordination.

City of Temecula - Rancho California Bridge Widening:

Project Manager for widening of 400-foot-long Bridge across Murrieta Creek from five to ten lanes, including roadway approaches. This project includes replacement of existing roadway surface, runoff drainage systems, scour protection system, signal modifications, utility relocation, guardrail installation, and retaining wall design





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City of Temecula - Murrieta Creek and Overland Drive Extension:

Project manager, in charge of preparing a preliminary alternative alignment study for a new proposed crossing over Murrieta Creek at Overland Drive in Temecula. Also, project manager for the final phase of this project, in charge of design and development of PS&E package for construction. This project required extensive coordination with Corp of Engineers and Riverside County Flood Control, as well as various utility companies.

City of Temecula - SR-79 Median Improvements:

Civil project manager for addition of landscaped medians to four miles of SR-79 in the City of Temecula, including drainage improvements, three signal modifications, and one brand new signal.

City of San Diego - University City North/South Transportation Corridor:

Lead Design Engineer for the study of several alternatives including the widening of Genesee road to 6 lanes from Noble Drive to State Route 52 (SR-52) and the completion of Regents Road by the construction of a bridge over Rose Canyon.

City of San Diego – Bird Rock Traffic Flow Improvement (Roundabouts):

Quality assurance and quality control manager in charge of reviewing the PS&E package for the award winning La Jolla Boulevard Roundabouts project. The project included six roundabouts and other traffic calming measures to improve roadway and pedestrian safety in the Bird Rock neighborhood.

City of San Diego - Camino Del Sur roadway and Bridge Widening:

Project Manager for preparation of PS&E documents to widen the existing roadway and add a new two-lane bridge, along three miles of Camino Del Sur in Carmel Mountain (Santa Luz) in San Diego CA.

City of San Diego - Black Mountain Road Widening:

Project Manager for preparation of PS&E documents to widen three miles of Black Mountain Road in Carmel Mountain, San Diego CA.

City of Oceanside - Melrose Drive Extension:

Civil project manager for preparation 30% roadway plans, and preliminary cost estimates for three alternative alignments for the 1.5 miles uncompleted section of Melrose Drive in Oceanside, California. This project included extensive drainage, a bridge and improvements to two crossing streets.

City of Oceanside - Douglas Drive Bridge Widening:

Senior Civil Engineer for design and improvements of roadway approaches to the bridge, including preparation of traffic control plans, signing and striping, and construction support.





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City of Del Mar - Torrey Pine Road Bridge Rehabilitation:

Civil Project Manager for rehabilitation of Torrey Road Bridge in Delmar, California. The civil segment of the project requires drainage, roadway work, right-of-way, traffic control, traffic staging, and survey. This project requires coordination with multiple agencies (Caltrans, City of Delmar, and City of San Diego).

National City - Fountain Plaza Promenade Improvements:

Design manager for the design of National City Boulevard Streetscape. A new plaza, which is also an accessible part of the project, is located at the hub of civic activities where Ninth Street terminates at National City Boulevard. Master Planning included community workshops and meetings with local organizations to reach consensus on the design of the project. The team of consultants included a public artist that developed an art piece that recognizes the City's rich history and generates a sense of pride within the community.

San Diego State University (SDSU) - Z Street Improvements:

Served as the QA/QC manager for Z street roadway improvements and the adjacent surface parking facility. This scope included roadway design and design of drainage facilities and addition of enclosures for new electrical equipment.

County of San Diego As-Needed Civil Contract:

Project Manager for a two-year, \$250,000, as-needed civil engineering contract for the County of San Diego.

Port of San Diego, Chula Vista Bay Front:

Managed the civil site design for the preliminary sewer layout for the sanitary sewer network including evaluation of various options for inclusion of the existing sewer pump stations within the foot print of the project. Other aspect this work included City and Port standards review, preparation of street typical sections, and evaluation of various utilities requirements.

Port of San Diego, 8th and Harbor Improvements, San Diego, CA:

Managed the reparation of PS&E documents for improvement of 8th Avenue and Harbor Drive intersection, with an access road under Harbor Drive Bridge. The design includes horizontal and vertical alignment, paving, drainage systems, lighting, wet utility relocations, signing, and striping. The project also included the preparation of construction staging traffic control specifications and coordination with various utilities.

Port of San Diego, Broadway Pier, San Diego, CA:

Managed the civil site design of the Broadway Pier Interim Cruise Ship Terminal on Phase I (structural deck upgrade), and Phase II (cruise ship terminal building addition). The civil scope includes entrance improvement, deck elevation layout, utility relocations, pavement





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improvement, median improvement, ADA enhancement and drainage improvement

Port of San Diego, Imperial Beach Fishing Pier Rehab:

Managed civil design work for evaluation and rehabilitation of existing sewer pump station, gravity sewer and water line for the entire pier.

Jet Fuel Pipeline, San Diego, CA:

Senior Project Engineer responsible for development of the Jet Fuel Pipeline Improvement Plans as-built drawings, including submittal for approval through City of San Diego.

Centre City Development Corporation (CCDC), Centre City Development Corporation:

Managed the as-needed engineering services for the design of various public improvement projects within downtown San Diego.

City of National City, Streetscape & Fountain Plaza Promenade Improvements, National City, CA:

Project Engineer and QA/QC Manager. Managed the design of National City Boulevard Streetscape. A new plaza, which is also an accessible part of the project, is located at the hub of civic activities where Ninth Street terminates at National City Boulevard. Master Planning included community workshops and meetings with local organizations to reach consensus on the design of the project. The team of consultants included a public artist that developed an art piece that recognizes the City's rich history and generates a sense of pride within the community.

City of Temecula, Rancho California Bridge Widening:

Project Manager for widening of 400-foot-long bridge across Murrieta Creek from five to ten lanes, including roadway approaches. This project includes replacement of existing roadway surface, runoff drainage systems, scour protection system, signal modifications, utility relocation, guardrail installation, and retaining wall design.

City of Temecula, Pauba Road:

Project Manager in charge of preliminary and final design, and preparation of plan and specifications for widening of 0.7 mile of existing two-lane road to four-lane major roadway. Project included right-of-way engineering involving private properties along the route, alignment and profile design, striping and traffic signal design, drainage design and utility coordination.

City of Temecula, Murrieta Creek and Overland Drive Extension:

Project manager in charge of preliminary alternative alignment study of a new proposed crossing





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over Murrieta Creek at Overland Drive. Also, project manager for the final phase in charge of design and development of PS&E package for construction. This project required extensive coordination with Corp of Engineers and Riverside County Flood Control.

City of Temecula, SR-79 Median Improvements:

Civil project manager for addition of landscaped medians to four miles of SR-79 in the City of Temecula, including drainage improvements, three signal modifications, and one brand new signal.

City of Oceanside, Melrose Drive Extension:

Civil project manager for preparation 30% roadway plans, and preliminary cost estimates for three alternative alignments for the 1.5 miles uncompleted section of Melrose Drive in Oceanside, California. This project included extensive drainage, a bridge and improvements to two crossing streets.

City of Oceanside, Douglas Drive Bridge Widening:

Senior Civil Engineer for design and improvements of roadway approaches to the bridge, including preparation of traffic control plans, signing and striping, and construction support.

City of Del Mar, Torrey Pine Road Bridge Rehabilitation:

Civil Project Manager for rehabilitation of Torrey Road Bridge in Delmar, California. The civil segment of the project requires drainage, roadway work, right-of-way, traffic control, traffic staging, and survey. This project requires coordination with multiple agencies (Caltrans, City of Delmar, and City of San Diego).

San Diego Unified School District, Pacific Beach Middle School:

Senior Project Engineer responsible for preparation of plans and specifications for numerous school ground improvements at Pacific Beach. This project included design of a 38,000 Square Foot parking lot, removal and resurfacing of fifteen playgrounds, removal and replacement of perimeter fences, cement treatment of sub-grade improvements of runoff drainage system, replacement of Portland Cement Concrete pavements, and addition of an ADA pedestrian ramp.

San Diego Unified School District, Zamarano Elementary School:

Senior Project Engineer for preparation of plans and specifications for numerous school ground improvements.





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San Diego Gas & Electric (SDG&E), 230KV Silvergate Transmission Line:

Project manager for undergrounding the 230 KV transmission line in downtown San Diego for SDG&E.

San Diego Gas & Electric (SDG&E), 69KV Plaza Bonita Road:

Project Manager for undergrounding a 69KV transmission line along Plaza Bonita Road.

San Diego State University, Z Street Improvements:

QA/QC manager for Z street improvements, and adjacent surface facility. This included design of drainage facilities and addition of enclosures for new electrical equipment.

State Aid Bridge Engineer Principal, Minnesota Department of Transportation, St. Paul, MN:

Managed the State Aid Bridge office with its multimillion-dollar bridge program. Assisted local agencies in design and construction of bridges, retaining walls and drainage structures. Reviewed federal and state aid preliminary and final bridge plans for 87 counties and 125 cities and townships for compliance with State Aid Rules, Mn/DOT, and AASHTO Standards and Specifications and recommended approval. Supervised professional and staff engineers. Provided technical assistance to counties, cities, Mn/DOT districts' state aid offices, FHWA, consultants, DNR, Corps of Engineers, material suppliers, and fabricators. (1998 – 1999)

State Traffic Safety Engineer Principal, Minnesota Department of Transportation, St. Paul, MN:

Responsible for multimillion-dollar federal, and state funded traffic safety programs. Managed, federally mandated statewide speed monitoring and reporting program. Managed speed-limit program, videodisc imaging operation, and the Transportation Accident Information System. Directed the continuous quality improvement efforts in the Office of Traffic Safety. Acted as Assistant State Traffic Engineer in charge of offices of traffic safety, tort claims, and standards, from January to March 1995. Administered the federally funded Hazard Elimination Safety (HES), and local sign replacement programs. Planned and programmed the annual federally funded 402 Safety Program. Planned, developed and promoted the Minnesota Safety Management System (SMS). (1992-1998)

Bridge Design Engineer, Minnesota Department of Transportation, St. Paul, MN:

Responsible structural design and analysis of existing and new highway bridges and structures. Prepared detailed design computations, plans and specifications. Supervised engineers, technicians, and office staff. Reviewed Mn/DOT and consultant prepared designs and drawings for variety of bridge projects, prepared special provisions, and provided construction support.





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As a technical liaison of the Office of Bridges and Structures, provided expertise on bridge research projects to the University of Minnesota. (1989-1992)

Traffic Signing, Graduate Engineer II, Minnesota Department of Transportation, St. Paul, MN:

Responsible for design and preparation of interstate and trunk highway traffic signing plans. Prepared detailed design computations, drawings and plans for signs and sign supports. Analyzed the existing structural standards, and prepared new structural standards for breakaway sign supports. Reviewed design computations, drawings and quantities for many Mn/DOT and consultant prepared plans. Designed and implemented a new computer application program to improve plan preparation time and quality. (1988-1989)

Mn/DOT Rotation Program, Graduate Engineer I:

Hydraulic Design: Designed sanitary and storm sewers, ponds, culverts and bridge waterways. Prepared and reviewed detailed design computations, drawings, and quantities.

Bridge Design: Designed highway bridges and structures, prepared detailed computations and plans. Reviewed design computations, drawings and plans for Mn/DOT and consultants.

Construction/Survey: Surveyed roadway and bridge alignments, prepared reports and supplemental agreements, performed field tests, and inspection.

Road Design: Prepared and reviewed detailed design computations, drawings and estimated quantities. (1985-1988)

Mn/DOT, Temporary Consultant Engineer:

Responsible for planning, development and implementation of statewide maintenance fleet management and inventory program. Designed IBM PC menu-driven program, presented the finished product to the district engineers, recommended the statewide use of the program, implemented and trained shop supervisors. (1984- 1985)

Camino Del Sur Roadway and Bridge Widening, Black Mountain Ranch, LLC:

Project Manager for preparation of PS&E documents to widen the existing roadway and add a new two-lane bridge, along three miles of Camino Del Sur in Carmel Mountain (Santa Luz).

Black Mountain Road Widening, Black Mountain Ranch, LLC:

Project Manager for preparation of PS&E documents to widen three miles of Black Mountain Road in Carmel Mountain.





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Rancho Bernardo Roadway Widening Study:

Project Manager for a roadway widening study including, drainage, roadway improvement, median improvement, walls, signal revision and utility relocation.

R.E. Staite Construction (San Diego International Terminals), Sand & Gravel Yard at 10th Avenue Marine Terminal in San Diego:

Project Manager for preparation of PS&E document for development of a Sand and Gravel yard. This includes design of the site, drainage, circulation roadway, and coordination with mechanical consultants.

Carter and Reece, LLC, Skyline Terrace Estates:

Project manager for design of 1000' CM&CL 48" diameter water line, specification and cost estimate. This required city processing, coordination with fabricator, shop drawing review, and construction support.

El Camino Properties (Cemetery):

Civil Project Manager for preparation of Construction document to add a brand new section onto the cemetery. This included major site grading, drainage design, roadway design, overlooks and retaining walls. The plans were processed and approved by City of San Diego.

Awards

PCI Special Recognition for Excellence in Engineering Using Pre-Stressed Concrete in Bridge Number 62881, St. Paul, MN 1993

PCI Special Recognition Merit Award, Bridge Number 62876, 1991

Mn/DOT Recognition Award (Fleet Management Program), 1987

Mn/DOT Recognition Award (I-35E Construction Project), 1986

Mn/DOT Recognition Award (I-94 Construction Project), 1986





TWA Engineering Group

Integrity in Engineering Design

Salvador Gomez, P.E.

Director of Electrical Engineering Department

Areas of Expertise

Broad Based Background for
Electrical Engineering Design and
Project Management
Healthcare Facilities Experience
NAVFAC SW Experience
Civic Projects Experience
Sustainable Projects Experience
Airports Design Experience
Dept. of Defense and GSA projects
Experience
Educational, Commercial, Medical
Office Buildings, Lab Experience,
Mission Critical Facility Design
Experience
Site Inspection and Problem Solving
Design/Build Projects Experience
Construction Project Management
Bilingual (English, and Spanish)

Education

B.Sc. in Electrical Engineering,
Californian Polytechnic University,
Pomona, CA 1997

Registration/Certification

Registered Professional Electrical
Engineer in State of CA

Overview

Mr. Gomez received his Bachelor of Science degree in Electrical Engineering with emphases in power generation and photo voltaic projects. His electrical engineering skills have been developed over more than 25 years of experience as an electrical consultant engineer, project manager, and director of electrical engineering department and complemented with unique construction and field expertise.

Mr. Gomez design projects have varied in its nature and included but is not limited to OSHPD medical office buildings, fire and police stations, civic buildings, R&D research labs, libraries, sports field lighting systems, street lighting, manufacturing facilities, parks, recreational facilities, retrofit of existing buildings, emergency power distribution systems and "EPA Green Building Designs".

Mr. Gomez has excelled in energy conservation and computer based lighting controls. His experience has been demonstrated best in the design of the City of San Diego Environmental Services Building "Ridgehaven". The retrofit project of the Ridgehaven resulted in an overall energy savings of 60% of the running energy cost. This project is just an example of Mr. Gomez energy analysis exceptional expertise.

Project Experience /Sample Projects

Student Housing for San Diego State University, San Diego, CA:

Provided design and project management for two student housing facilities at San Diego State University campus. The project consisted of two buildings; one of the buildings was a two story building while the other was a four story one. The project was difficult to design as both buildings were wooden framed with a partially underground concrete parking structure. The project consisted of 66 units with approximately 36,000 SF parking area.

Nogales High School, Rowland, CA:

Led a group of electrical engineers to provide electrical design and construction administration for four new high school buildings and site utility infrastructure. The electrical design included but was not limited to new 480 volt power distribution, low voltage design; fire alarm, data, bell, clock ems, telephone





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Integrity in Engineering Design

systems. During construction the Nogales high school remained in operation with no interruption.

Morse High School Culinary Arts Building, San Diego, CA:

Led a group of electrical engineers to develop electrical engineering design and construction administration for a new one-story 6,622 square foot building. The project included also additional 1,695 square foot outdoor café for Morse high school. The new facility featured demonstration and instructional kitchens, indoor dining, a nutritional analysis classroom, two classrooms/preparation areas, teachers' offices, cold and dry storage and restrooms.

Laura Rodriquez Elementary, San Diego, CA:

Provided electrical design for 32 classrooms, administration facilities, 4891 square foot library, multi-purpose building with a proscenium stage. The building was approximately 55,000 square feet.

Spring Valley Library, Spring Valley, CA:

Led a group electrical engineer to provide electrical design as well as construction administration for approximately 15,000 square foot library, 15,000 square foot gymnasium and a 2,000 square foot teen center. Project was completed within schedule and budget.

Patrick Henry High School – Whole Site Renovation, San Diego, CA:

Project consisted of demolition, construction, repair and modernization of the school campus. The project included also, expansion of the existing library, remodel of existing science classrooms, technology upgrades in permanent and portable buildings.

Otay Ranch Park Community Center, Chula Vista, CA:

Developed a master plan, design and construction management for a community center, aquatic center, Children's play area and park for 1,314 single-family homes, 1,566 multi-family homes, and a 120-acre village core.

Beverly Hills Police Station, Beverly Hills, CA:

Provided electrical design as well as construction administration to upgrade the electrical utilities for Beverly Hills Police Station, CA. The upgraded areas included evidence rooms, evidence laboratories, central emergency center, and general officer stations for

Village Walk Housing, San Diego, CA:

Led a group of electrical engineers to design a five-story condominium building with mezzanine over a double level below-grade concrete parking structure and mix-use retail spaces. The project consisted of 77 units.

Spring Valley Library/Gym, Spring Valley, CA:

Provided design and construction management for a 15,000 square foot library and approximately 15,000 square foot gymnasium and a 2,000 square foot teen center. Construction administration, review contractors submittals and performing site visits were part of the project.

Nationality

US Citizen





TWA Engineering Group

Integrity in Engineering Design

Areas of Expertise

Broad Based Background for Project Management for Multi-Disciplines Projects
Project Development and Planning
Business Development
Marketing and Technical Presentations
Client Interface Experience
Healthcare Facilities Experience
NAVFAC SW Experience
Civic Projects Experience
Sustainable Projects Experience
Airport Design Experience
Dept. of Defense and GSA project Experience
Electrical Design specializing in, Educational, Commercial, Industrial, Medical Office Buildings, Lab Experience, Site Inspection and Problem Solving
Design/Build Project Experience
Construction Project Management

Education

BSEE in Electrical Engineering, Brigham Young University, Provo, Utah

Registration/Certification

Registered Professional Electrical Engineer in State of CA since 1993

Alan L. Darling, P.E., BSEE

VP/Director of Electrical Engineering

Overview

Mr. Darling has over 30 years of electrical engineering experience for healthcare, multi-family housing, educational, airport, industrial, retail, military, commercial, and government projects. His responsibilities include all aspects of electrical engineering and design, multi-discipline project management, value engineering, construction cost estimating, specification writing, construction administration, bidding and negotiation.

Mr. Darling has been responsible for the design of emergency power systems ranging in size from 3kVA to 2MW for a number of critical applications including Pharmaceutical Research Facilities, Data Centers, Computer Rooms, Communications Facilities, Cell Sites, and Military Bases. Mr. Darling also has experience designing and coordinating solar photovoltaic projects. He also has experience designing low voltage and communications systems including voice/data cabling, intercom, CATV, security (CCTV, duress, intrusion, and access control), paging/public address, fire alarm, nurse call, telephone, and local and wide area networks. He has over 12 years of hands-on construction administration experience including value engineering review, submittal review, field observation and punchlist generation, RFI response, and has served as Quality Control Specialist for Military projects.

Mr. Darling earned a BSEE in Electrical Engineering from Brigham Young University and is a registered professional engineer in the State of California.

Project Experience /Sample Projects

Assisted Living and Skilled Nursing Facilities

Temecula Healthcare Center; Felicita Vida, Escondido; El Camino Memory Care and Ocean Hills Senior Living, Oceanside, CA; Brighton Gardens Marriot at Rancho Mirage and Rancho Cucamonga, CA;

School Projects

McGarvin Intermediate School Modernization, Garden Grove, CA; Mark Twain Elementary School, Riverside, CA; Riverpark Elementary School, Oxnard, CA; Riverpark High School, Oxnard, CA.





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Multi-Family Housing Projects

Terra Vista, Refugio, National City Mixed Use, Ada St. Phase II, Chula Vista; Vista Rio, Rubidoux; Luminaria, Santa Maria; Tres Lagos, Wildomar; San Jacinto Villas; Rancho Dorado North and South, Moreno Valley, CA; The Vineyards at Menifee; 1000 Palms Legacy; Neptune Place, LaJolla; Tres Lagos, Wildomar, Refugion, LA; San Remo Apartments, Hesperia, CA.

Photovoltaic Projects

Mesa Commons Multi-Family Housing; City of Yucaipa Recreation Center; Vista Rio Photovoltaic Canopies; Ladera Ranch Community Centers; Southern California Telephone; Pledger Residence; Lange Krusi Residence; Adler Residence; Michaels Residence; Billy Joe Residence.

School Projects

McGarvin Intermediate School Modernization, Garden Grove, CA; Mark Twain Elementary School, Riverside, CA; Riverpark Elementary School, Oxnard, CA; Riverpark High School, Oxnard, CA; Los Angeles Community College Student Union Building.

Miscellaneous Projects

College of the Desert – Provided electrical design for Central Plant/TES installation, site infrastructure installation, new Alumni Center, South Annex I and II, Nursing Annex, and East Valley Campus Master Planning.

Central Plant and TES for Cal State Polytechnical University, Pomona – Provided electrical design, Assistant Project Manager including MEP, Structural, Architectural, Noise Abatement, Environmental, Construction.

City of Indio - Indio Water Authority Plant 4 Emergency Generator Installation. Install emergency generator system to back up (3) 200hp well pumps, (1) 100hp booster pump, and (3) 200hp primary pumps and misc.

Pharmaceutical Research Laboratory for R.W. Johnson. New facility with Biology and Chemistry Laboratories, Vivarium, and Auditorium. Emergency standby power design. Integrated energy management system.

Loma Linda University Science Lab.

Upland Fire Station, Upland, CA.

Meeting Houses for the Church of Jesus Christ of Latter Day Saints – Rancho Cucamonga, CA; Murrieta, CA; Temecula, CA;

San Diego Gas and Electric (SDG&E) Eastern Operations Administration Building, El Cajon.





TWA Engineering Group

Integrity in Engineering Design

Tenant Improvements for Federal Food and Drug Administration and Transportation Security Administration at the San Francisco International Airport.

Upgrade Generators for Verizon Del Ray CO, Mar Vista CO, Lancaster CO, Lancaster RSU-4, El Nido Redondo Beach CO, Manhattan Beach CO Building Sites Prime.

Kilroy Carmel Center – Shell design for Buildings #1, 2, and 3, and parking structure design, San Diego.

Mission Bay Mammography Renovation, San Diego, CA.

Replace 12kV Distribution System and Site Lighting and Provide Generator Station for Mountain Warfare Training Center, Bridgeport, CA.

UCSD Medical Center Chiller Plant Expansion, San Diego, CA.

Clean Room Environment for Bioserve Corp., San Diego.

Manufacturing Facility for SBS Micro Alliance, San Diego.

Replace 12kV Electrical Distribution System at Air Force Plant 10 (NICE West), San Diego.

Renovation of Electrical Distribution, Motor Controls, and Pumping System for Navy Defense Fuel Supply Point at Norwalk, CA.

Plant Capacity Expansion for Carnation “Good-Start” and “Follow Up” Baby Formulae Process Lines, Nestlé USA Corporate Engineering, Glendale, CA.

Supertanker Unloading Station for Unocal Oil Corp., Long Beach, CA – Prime.

Various renovation, expansion, and electrical surveys for Mobil Oil Corp, Paramount Oil Co., Unocal Chemicals, Unocal Oil Corp., Witco Oil Co., Los Angeles County, CA.

Addition of Sterilization Unit for Hunt-Wesson Corp., Helm, CA.

Hardware Distribution Center for Orchard Supply, Tracy, CA.

Meat Distribution Center for J.M. Snyder, Cambridge, Ontario, Canada.

Wind Turbine and Synchronous Condenser Installation, USN San Clemente Island;

Electrical Power Study for Magnetic Silencing Facility and Deperm Pier, Naval Submarine Base, Pt. Loma CA.





TWA Engineering Group

Integrity in Engineering Design

Areas of Expertise

Broad Based Background for Project Management for Structural Projects
Client Interface Experience
NAVFAC SW Experience
Civic Projects Experience
Dept. of Defense and GSA projects Experience
Educational, Commercial, Medical Office Buildings,
Site Inspection
Design/Build Projects Experience
Construction Project Management
Advanced Special Inspection for Steel Wood, Masonry and Concrete

Education

Bachelor of Science/1997 Civil Engineering/SDSU, San Diego, CA

Registration/Certification

Registered Professional Civil Engineer
Registered Structural Engineer in CA
Member, Structural Engineers Association of California, San Diego Chapter (SEAOSD)
Member, American Society of Civil Engineers

Hung Nguen, SE

Structural Engineering Director

Overview

Hung Nguyen, is a licensed structural engineer, serves as the Structural Engineering Director on a wide range of projects for clients in both the private and public sectors. In this role, Mr. Nguyen is responsible for managing the Project Engineers, designers, and CAD technicians to make sure each project conforms to the project scope and is delivered to the client on time and on budget. Mr. Nguyen also attends design review meetings and works directly with clients to assure all project requirements and project changes are understood and communicated to the team in a timely manner. It is this director-level of attention to each project which brings the highest level of quality control to the work produced.

Over the past 20 years, Mr. Nguyen has provided professional structural engineering services on numerous design and design-build projects with a cumulative construction cost of more than \$2 billion. His experience encompasses the design and construction of reinforced and pre-stressed concrete, structural steel, masonry, and timber structures. Building types in his portfolio include educational facilities, mid-rise office and apartment buildings, medical facilities, parking structures, gymnasiums, theaters, industrial buildings, military structures, research facilities, and more. Mr. Nguyen's construction services experience includes providing field consultation services, responses to RFP's, specialty inspections, and clarifications of any structural design issues that may arise.

Mr. Nguyen also has in-depth experience in the area of Code and Structural Safety review on numerous projects for the offices of the California Division of the State Architect (DSA). This work includes plan review, back check, revisions, change orders, and addendums on a wide range of high profile projects throughout the State of California.

Project Experience /Sample Projects

Student Quarters, Phases 5, 6, 7, & 8 MCB Quantico, VA

Structural engineering services were provided for three 4-story Student Officer Quarters buildings located at MCB Quantico, Virginia for a total of 230,000 sf. The structural systems consist of exterior and interior CMU walls





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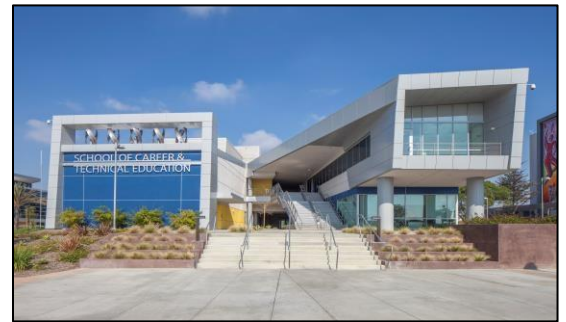
Integrity in Engineering Design

supported by conventional reinforced continuous and isolated spread (pad) footings. The facilities include semi-private rooms, bathrooms, gear storage rack systems, weapons lockers, and wash racks. Community and core service areas consist of laundry, lounges and administrative offices. ECC \$91,000,000



Southwest College School of Career and Technical Education (SOCTE) Los Angeles, CA

Principal structural engineer on this award-winning design-build project for the new School of Career and Technical Education facility which was designed to rebrand the campus as a vibrant, forward-thinking 21st century institution. The facility consists of three structurally separate, two-story, steel-framed buildings with metal stud exterior walls comprising a total of 36,000 sf. The complex includes classrooms, a multi-purpose room/auditorium area, a lounge and office areas. The building site is located in close proximity to an active “No-Build” fault line, requiring the structural design to be in strict accordance with seismic design codes included in Title 24 of the California Code of Regulations. LEED Platinum. ECC: \$24,000,000.



Recruit Barracks School of Infantry and Parking Structure – MCB Camp Pendleton, CA

Provided structural engineering services for this 123,151 sf multi-story facility which includes an open bay barracks for two companies, a parking garage, and a water reservoir. The facility was constructed of reinforced concrete masonry unit structural walls. The roofing system of this building consists of standing seam metal roofing over light gage steel purlins. The floor framing system consists of a metal deck with concrete fill spanning between steel beams and exterior masonry walls. The building is supported by continuous and isolated spread footings, and a concrete slab on grade first floor. ECC: \$44,137,175.



BEQ Buildings 320-321-323 Renovation Naval Amphibious Base-Coronado, CA

Provided seismic evaluation and investigation services for three 4-story Bachelors Quarters buildings located at Naval Amphibious Base Coronado, California. Each building consists of approximately 33,200 sf and is constructed with CMU bearing walls over grade





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beams and deep piles with conventional concrete slabs. Evaluated the structures and provided repair solutions using the ASCE 41-13. The seismic evaluation included tier 1 and tier 2 analyses, based on ASCE 41-06 and ASCE41-13. Repair solutions also incorporated Anti-Terrorism Force Protection requirements. ECC: \$15,000,000.

Nationality

US Citizen

16885 West Bernardo Drive, Suite 272
San Diego, CA 92128





About AVR Studio

AVR Studio's tradition for Design Excellence and Innovation began in 1976 with Doug Austin, FAIA, in Solana Beach, California. The firm has since grown to complete major projects throughout the United States, Canada and abroad.

Creative collaboration are hallmarks of our design practice. We enjoy including the Client as an integral part of the design team. We find that the best design ideas are greatly enhanced by engaging the ideas of others and actively listening to users, community members, as well as the broader design and construction team.

We think of ourselves as a family and we care deeply about people. We want to inspire them, help make their lives richer and more complete through our efforts. We believe that architecture is one of the most important art forms because of the impact it can have on the spirits and lives of those it touches.

We are delighted to have been recognized over 125 times by our peers and the public for design excellence. Our definition of success is delighted users and clients.

AVR Studio: Recognition

- Gold Nugget Special Use Project 2015 Award of Merit/Battle of Midway Experience, U.S.S. Midway Museum - San Diego, CA
- AIA San Diego Design & Vision Awards 2014 Residential Citation Award/Ariel - San Diego, CA
- Gold Nugget Multi-Housing 2014 Award of Merit/Ariel - San Diego, CA
- Associated Builders and Contractors, Inc. San Diego Chapter Excellence in Construction Awards 2012/Sharp Rees-Stealy Sorrento Mesa - San Diego, CA
- AIA San Diego Design & Vision Awards 2012 Merit Award/15th & Commercial at Father Joe's Villages - San Diego, CA
- Orchid Award from San Diego Architectural Foundation for Historic Restoration to Snowflake Bakery Building- San Diego, CA
- San Diego Housing Federation; Affordable Housing & Community Development Recognition Awards: Housing Project of the Year/Los Vientos - San Diego, CA
- Award of Merit Un-built Category San Diego Chapter AIA/15th & Commercial at Father Joe's Villages - San Diego, CA
- Gold Nugget Grand Award, Commercial/SDG&E Mission Skills Training Center - San Diego, CA
- National Concrete Masonry Design Awards Merit and Grand Award for Commercial - California Council AIA/CMACN/SDG&E Training Center - San Diego, CA
- Gold Nugget Grand Award/Congregation Beth Israel - San Diego, CA
- Gold Nugget Merit Award/MLK Children's Park & Pond - San Diego, CA
- Alonzo Horton Award City Beautification/MLK Children's Park & Pond - San Diego, CA

PROFESSIONAL SERVICES:

Planning

- Master Planning
- Urban Design
- Facility Space Programming
- Site Facility Evaluations/Selection

Architecture

- Site Planning
- Design and Documentation
- Construction Observation

Interior Design

- Space Planning
- Finishes and Color Selection
- Furniture, Fixtures and Equipment Selection and Coordination

Computer-Assisted Design Graphics

- Renderings, Presentation Materials and Animations

DESIGN PHILOSOPHY

AVRP Studios promotes a design philosophy that focuses on the user as an integral part of the design process. At every step in our process, we encourage interaction and communication as a means to identify issues and opportunities. We seek to clearly understand how the particular project will be utilized so that this knowledge can be used a primary factor in the shaping of the project environment.

Every project is approached on its own terms drawing inspiration from the particularities of both physical and cultural environment as well as the unique demands of client and user. This approach stems from our conviction that successful environments can only be created with the blending of practical needs and context.

Depending on the requirements of each unique situation we seek to create energized, lively, or contemplative spaces whether within enclosed buildings or the spaces between buildings. We are concerned less with stylistic or theoretical preconceptions than with appropriateness of form and quality of space.

DESIGN EXCELLENCE

In our pursuit for excellence, AVRPS has been recognized through various awards programs. We are honored by this recognition of our contribution to architecture and the built environment.



Top:

15th & Commercial - Father Joe's Villages

15th and Commercial is a 12 story mixed-use building including a day care facility, a transitional housing facility, and 61 affordable housing units. The building features three separate entrances for the residents, tenants and children.

Bottom:

Park Laurel

This \$95 million luxury condominium is two 14-story towers totaling 94 condominiums and town homes ranging in size from 2,600 SF to more than 4,500 SF. Park Laurel is located on a full block in the Historic Bankers Hill neighborhood just steps away from Balboa Park.

“No architect we have met is more successful in achieving building value, performance, and image on every project.”

John E. Harrigan, PhD and Paul R. Neel, FAIA
Authors, The Executive Architect:
Transforming Designers Into Leaders

PARK LAUREL ON THE PRADO

LOCATION

San Diego, California

SIZE

380,952 SF

COST

\$95,000,000

PROJECT

Mixed-Use Tower

CLIENT

CLB Partners LTD

SERVICE PROVIDED

Design Build Architecture, Interior
Design and Civil Engineering

AWARDED

1999

COMPLETION

2005

PROJECT MANAGER

Zane Ely
(619) 704-2700



The project has two levels of below-grade parking which will allow for easy access to the residential units.

The 94 condominiums and town homes range in size from approximately 2,600 square feet to more than 4,500 square feet and each has multiple balconies. The complex provides a 40' lap pool with spa, exercise room and meeting areas for residents.

Other amenities include several retail shops and a full service branch banking facility.

8TH & GRAND

LOCATION

Los Angeles, California

SIZE

1.2 million SF
875 units

PROJECT

Mixed-Use High-rise

CLIENT

Astani Enterprises, Inc.

SERVICE PROVIDED

Master Planning and Architecture

AWARDED

2006

COMPLETION

TBD



This 1.2 million square foot project in Downtown Los Angeles is planned for 3 phases. Phase I includes 435 residential units in 15 story towers that wrap an 8 level parking structure; 20,000 s.f. of ground floor retail; a 32,000 s.f. amenity deck above the parking and basement storage for residents.

Phase 2 & 3 complete the project and include 440 residential units within 42 and 22 story towers. These phases also complete the project ground plane with the construction of a pedestrian through-block link which will be energized with adjacent retail.

ARRAY APARTMENTS (AKA BELLA LAGO)

LOCATION

Seattle, California

SIZE

250,000 SF Residential
9,000 SF Commercial

CLIENT

Center Development

SERVICE PROVIDED

Full Architectural Services



This 6 story, 250,000 SF mixed-use residential and commercial space building is located in Seattle, WA.

The project includes 320 units of residential units and 9,000 SF of commercial space over 3 levels of parking.

EGYPTIAN LOFTS

LOCATION

San Diego, California

SIZE

6 story

80 one & two bedroom condos

180,000 SF Residential

79,000 SF Retail

COST

\$18 million

PROJECT

Mixed-Use Residential/ Retail

CLIENT

Citymark Development

SERVICE PROVIDED

Master Planning, Schematic Design, Architecture and Interior Design



A 180,000 SF mixed-use residential/ retail condominium project that incorporates and restores the forecourt and lobby of the existing historical Egyptian theater.

The project includes approximately 80 one and two bedroom condominiums, 8,000 SF of retail space wrapping the entire ground floor on three streets, and subterranean parking.

EV

LOCATION
San Diego, California

SIZE
188,867 SF

CLIENT
Oliver McMillan

PROJECT
Mixed Use Residential & Retail

SERVICE PROVIDED
Architectural Design



EV is planned as a five-story residential building fronting 13th Avenue between Market and G Streets in the East Village District of downtown San Diego. Covering three-quarters of a city block, the new construction includes 208 mid-rise and ground-level apartments with studio, one-bedroom and two-bedroom residences and two ground-level retail spaces of approximately 2,660 square feet each. In addition, the building will include extensive common areas for residents at the ground floor and at the roof deck.

INDIANA STREET CANYON LOFTS

LOCATION

San Diego, California

SIZE

17,000 SF

CLIENT

CCDM LLC

SERVICES PROVIDED

Architecture and Interior Design



This project consisted of 22 units of studio, one and two bedroom lofts and 2 units of preserved historic bungalows. Our solution to this challenging site to develop a “hillside village” that stair-steps down to the adjacent canyon. This afforded views and abundant natural light to each unit. To keep sensitive to the neighborhood the project provides for the lowest scale units along the residential corridor.

13TH STREET DEMONSTRATION PROJECT

LOCATION

San Diego, California

SIZE

8,251 SF

CLIENT

14th Street Investors

SERVICES PROVIDED

Architecture and Interior Design



This 3-story, 6-unit mixed-use apartment project is set to begin construction shortly. This project is a prototype for the Pre-Form system. This prototype will simulate Edge and Infill Pre-form placement, as well as Podium, Interstitial, and Top-Floor conditions. It will furthermore test both square and circular column design methods and 1 & 2 module floor plan connections. Any condition that could be seen in a highrise building will be tested and verified with the construction of this prototype.

The picture to the right illustrates how 1 & 2 bedroom apartment units fit together with the Pre-Form system



HUNTINGTON BEACH APARTMENTS

LOCATION

Huntington Beach, California

SIZE

172 Units
122,394 SF

PROJECT

Mixed Use, Residential and
Commercial

SERVICES PROVIDED

Architectural Design



This four-story, 172 unit Urban Loft project is 122,394 SF and is located in Huntington Beach.

The project includes: studios, platform lofts, and one-bedroom and two-bedroom residences with an average square footage of 705 SF.

Amenities included: subterranean resident parking, boutique size swimming pool and hot tub, roof deck with BBQ/lounge seating/double sided fireplace, fitness center, media lounge as well as public and 7,840 SF of private open spaces, bicycle parking and lobby/sales office.

CARLSBAD VILLAGE CENTER

LOCATION

Carlsbad, California

SIZE

138,000 SF

140 Units

PROJECT

Mixed-Use Mid-rise

CLIENT

Evan Gerber

SERVICE PROVIDED

Master Planning and Architecture

COMPLETION

TBD



The Carlsbad Village Center includes over a 10,000 SF pedestrian promenade linking Carlsbad Village Drive and Grand Ave, 25,000 SF market, retail units lining Carlsbad Village Drive, 140 units, 248 parking spaces, three landscaped courtyards, and an extensive roof deck with ocean views. The design compliments the Carlsbad style and acts as a gateway to the Carlsbad Village.

AMCAL ENTERPRISES LOS VIENTOS

LOCATION
San Diego, California

SIZE
89 Units

PROJECT
Family Apartments

DEVELOPER
AMCAL Enterprises

SERVICES PROVIDED
Design Architecture and
Engineering



Los Vientos replaces under utilized industrial parcels and helps to revitalize Barrio Logan. The development is located on two parcels of 1.04 acres. It consists of two buildings with 89 affordable family units of 2-4 bedrooms.

Construction is made up of four levels of Type V wood construction over Type I concrete underground parking. The Design is Title 24 +15% energy efficiency. Amenities include a children's play area in the courtyard, outdoor barbecue area, and 1,400 s.f. community clubhouse with a computer lab.

The project was partially financed with Low Income Housing Tax Credits and City of San Diego Redevelopment Agency funds. Barrio Logan - San Diego

2010 San Diego County Affordable Housing and Community Development Recognition Award Winner:
Housing Project of the Year- More than 50 Units

SAN DIEGO UNION TRIBUNE MASTER PLAN

LOCATION

San Diego, California

SIZE

12 acre site

PROJECT

Mixed-Use Tower

CLIENT

Douglas F. Manchester

SERVICE PROVIDED

Master Planning and Architecture



Ideally located along the San Diego River next to the Trolley, shopping, restaurants and entertainment, Manchester Enterprises is planning a new luxury living community consisting of 200 residential units along with a wonderful assortment of lifestyle amenities. These include a half acre deck overlooking the San Diego River Park complete with pool, spa, gardens, BBQ and small group event areas.

Manchester Enterprises plans to add a stately brick seven (7) story 200 luxury apartment building to the Union Tribune Campus along the San Diego River, taking advantage of this transit oriented location. Major public site improvements include the addition a 0.8 acre river walk promenade, bike path, sculpture park and spaces for gourmet food trucks. Residence amenities include a 212,000 square footage (SF) parking garage, 1700 SF clubhouse, 18,000 SF sun/pool deck, 1600 SF function room, 3800 SF fitness/meeting area and 764 SF roof terrace.

Looking out on to the grand court will be a state of the art fitness, community, meeting rooms and a media center. The lobby will connect to these amenities through a 7 story arch and grand staircase that is intended to create drama and a memorable experience. The stone and brick building adds a warm and timely character to the UT campus.

EL MERCADO DEL BARRIO

LOCATION
San Diego, California

SIZE
450,000 SF

PROJECT
New Urban Center

CLIENT
New Urban Center

SERVICE PROVIDED
Urban Planning, Design, Imagining
and Architecture



Mercado del Barrio is the next evolution of the Barrio Logan district of southern San Diego. An economically challenged neighborhood adjacent the industrial waterfront of San Diego harbor, the proposed development reinforces the cultural and social heritage of the area simultaneously provides a framework for a new urbanized future. Immediately adjacent to Chicano Park (the communal heart) the development creates a chronological connection, and also provides physical links between the Park, the transit overlay and the Bay.

The final development includes 70,000 SF of ground floor retail consisting of a 35,000 SF Mercado, farmacia and specialist retail. 300 dwelling units, are included to cater to the market and affordable product. Parking is provided on-site for 500 vehicles.

An inclusive design process has combined the interests of numerous community and authority representatives to produce a new bench-mark in joint public -private mixed use development in Southern California.

SHARP REES-STEALY MEDICAL CENTER DOWNTOWN WELLNESS CENTER MEDICAL OFFICE BUILDING

LOCATION

San Diego, California

SIZE

66,365 SF Clinic & Support
123,174 SF Parking Structure

SERVICES COMPLETED

Architecture, Interior Design, Site Design, Programming, Schematic Design, Design Development, Construction Documents and Construction Administration

PROJECT TYPE

Medical Office

CONSTRUCTION COST

\$23 million

CLIENT

Sharp Healthcare

COMPLETION

November 2012



This new Medical Office Building (MOB) replaced the existing 85-year-old Sharp Rees-Stealy Downtown building. It is the first Leadership in Energy and Environmental Design (LEED) gold-certified “green” medical office building in San Diego and the first LEED building for Sharp Healthcare.

The 3-story, 66,365-square-foot MOB and 300-space parking structure are located across from the previous site in the Banker’s Hill neighborhood north of downtown San Diego, and features views of downtown and the San Diego Bay. The floor plan was designed to minimize wait times and maximize process efficiencies for physicians and staff.

The facility includes a pharmacy, optical shop, and physical therapy department and elevated pedestrian walkway spanning the atrium.

Other departments include:

- 1st Floor: Optical Shop, PT, Pharmacy, Optometry/Ophthalmology, Allergy/Critical Research & Administration.
- 2nd Floor: Lab, Radiology, Occupational Medicine, Medical Records & Urgent Care.
- 3rd Floor: Family Practice/Internal Medicine (also called Primary Care), Podiatry, Dermatology, Neurology, and Rheumatology.
- An Exterior Patio overlooking a Green Roof on the 3rd floor.

An historic tree, the Florence Hotel Moreton Bay Fig Tree, is located on the site, was required to be protected during construction, and is an important focal point of the project.

2013 PCBC Gold Nugget “Award of Merit Honors: Commercial Project” Winner

2013 DBIA “Award for Design Excellence” Winner

SHARP REES-STEALY MEDICAL CENTER
DOWNTOWN WELLNESS CENTER MEDICAL OFFICE BUILDING



SHARP REES-STEALY MEDICAL CENTER SORRENTO MESA MEDICAL OFFICE BUILDING

LOCATION
San Diego, California

SIZE
100,000 SF

SERVICES COMPLETED
Programming, Schematic Design,
Design Development, Construction
Administration, Consultant
Coordination, Signage and Interior
Design

PROJECT TYPE
Medical Office

CONSTRUCTION COST
\$12 million

CLIENT
Sharp Healthcare

COMPLETION
June 2012



This 100,000 s.f. tenant improvement was a fast-track design-build project. The design of the new facility not only transferred services previously held at their Mira Mesa site, but also provided the ability to add providers to this site in the future. This project also consolidated many satellite administration offices to a central location.

Services include: Urgent Care, Occupational Medicine, Radiology, Pharmacy, Optical Shop, Pediatrics, Family Practice/ Internal Medicine (also called Primary Care), Physical Therapy, Rapid Response Lab, OB/Gyn and specialty medicines such as Podiatry, Orthopedics, Dermatology, Neurology, and Rheumatology.

Design elements of this new medical office building include: a meditation garden, a walkway on the 2nd floor spanning the atrium, updating the data room, work by local artists throughout the space, sliding doors for the exams rooms to allow more usable space, clerestory windows above office and exams rooms adding natural light, and skylights on the top floor to maximize the use of natural light.

2012 Associated Builders and Contractors, Inc. San Diego Chapter: "Excellence in Construction Award"

SHARP REES-STEALY MEDICAL CENTER SORRENTO MESA MEDICAL OFFICE BUILDING



SHARP CHULA VISTA HOSPITAL

PHASE 1 MASTER PLAN IMPLEMENTATION

SITE DESIGN, PARKING STRUCTURE, LOOP ROAD, COOLING TOWER

LOCATION

Chula Vista, California

SIZE

260,000 SF (750 cars) and Cooling Tower

SERVICES PROVIDED

Master Planning and Architecture

PROJECT TYPE

Site Design, Parking Structure, Loop Road and Cooling Tower

CONSTRUCTION COST

\$21 Million

CLIENT

Sharp Healthcare

COMPLETION

December 2015



Design Build project with improvements as the first phase of the campus master plan, including a 750-car parking garage, a new cooling tower, a new loop road with underground utilities, infrastructure for a redundant power supply to the campus, healing gardens, signage, and campus entry improvements.

SHARP REES-STEALY MEDICAL CENTER PEDIATRIC SPECIALITIES MEDICAL OFFICE BUILDING

LOCATION
San Diego, California

SIZE
80,000 SF

CONSTRUCTION COST
\$8,000,000

CLIENT
PSMOB, Ltd.



This 80,000 square foot medical office building is part of the Rady Children's Hospital in San Diego, California. The project includes 27 specialty care doctors' offices, administrative offices, and an ambulatory surgery floor. The building is linked to both the Hospital and an adjacent parking garage by bridges. AVRP Studios was also responsible for the public space interior design and tenant standards.

1996 PCBC Gold Nugget "Merit Award" Winner

CHULA VISTA MEDICAL OFFICE BUILDING

LOCATION

Chula Vista, California

SIZE

48,000 SF

CONSTRUCTION COST

\$5.5 million

CLIENT

Rendica Development/ Sharp
Hospital



This facility is located on the Chula Vista Hospital Campus. AVRP Studios worked with Rendina Development who coordinated the project for Sharp Hospital.

The project was designed to include a Surgical Center and Radiology suite on the first floor with Office Suites on the second floor. The project has a two-story lobby serving both floors. Specific attention was paid to the entry and exit sequence of the surgical center and the lobby.

The construction consists of concrete tilt up walls with steel framed 2nd floor and a wood framed roof system. Two roof top package units are provided with one unit dedicated to the Surgical Center.

HARDAGE HOTELS WOODFIN SUITES HOTEL

LOCATION
Emeryville, California

SIZE
185,000 SF

PROJECT
All Suite Hotel

CLIENT
Hardage Hotels

SERVICES PROVIDED
Architecture, Interior Design &
Engineering



This 12-story, 400 all-suite hotel with conference facilities is located just across the Bay Bridge from San Francisco, California.

The amenities of this facility include conference/meeting rooms, art gallery, library, concierge desk, bellman station, fitness center, with pool and Jacuzzi, a full-service restaurant and bar.

HARDAGE HOTELS

WOODFIN SORRENTO MESA

LOCATION
Sorrento Mesa, California

SIZE
140,000 SF

PROJECT
All Suite Hotel

CLIENT
Hardage Hotels

SERVICES PROVIDED
Architecture, Interior Design &
Engineering



This 4-story, 203-room all-suite hotel with conference facilities is located in Sorrento Valley, California. The Hotel contains a concierge desk, bellman station, a fitness center, with pool and Jacuzzi, a full service restaurant and bar.

TRUE REST FLOAT SPA

LOCATION

Roseville, California
Gilbert, California
Powell, Ohio
Scottsdale, Arizona

SIZE

2,300 SF (average)

PROJECT

Corporate Spa

CLIENT

True REST

SERVICES PROVIDED

Programming, Space Planning and
Interior Design



True REST Float Spa is a sensory deprivation spa. Customers lay in a Float Pod that creates an environment which totally isolates an individual from external stimulation causing complete relaxation.

AVRP Studios was retained by True Rest Float Spas to design multiple locations. Areas include: lobby, oxygen bars, pod rooms, pod hallways, pod room showers, oasis room for after float sessions, prep and video room and restrooms. Our designers also selected furniture, material, lighting and art selection for each location.

HARD ROCK HOTEL*

LOCATION

San Diego, California

SIZE

442 Guestroom Hotel

AMENITIES

Dining, Spa, Night Club

CLIENT

Tarsadia Hotels/Hard Rock

SERVICES PROVIDED

Interior Design



CHALLENGES

To create a design that signified the Hard Rock ideals, within an urban setting that meshed with the clients vision of a downtown San Diego Urban hotel condo project.

SOLUTION

The Hard Rock vision was capitalized with art that was integrated into the space in unusual ways, while the vision of the client was achieved through rich colors and textures juxtaposition with slick materials and modern colors. The bathrooms were large 5-fixture bathrooms with slick materials such as glass and tile, the mini bars added interest with custom mirrors and cantilevered counters.

** Previous project experience of Sherry Warren with former firm.*

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AMENITIES

Dining, Spa, Night Club

CLIENT

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SIZE

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AMENITIES

Dining, Spa, Night Club

CLIENT

Tarsadia Hotels/Hard Rock

SERVICES PROVIDED

Interior Design



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** Previous project experience of Sherry Warren with former firm.*

HYATT HOTELS

HYATT AVENTINE HOTEL

LOCATION

La Jolla, California

SIZE

250,000 SF

PROJECT

Luxury Hotel/Sporting Complex

CLIENT

Hyatt Hotels

SERVICES PROVIDED

Associate architect with Michael Graves



AVRP Studios provided full design service for this sports complex and worked in association with Michael Graves on the 16-story hotel. The Sporting Complex contains over 32,000 s.f. of recreation space and a Olympic size swimming pool.

The Hotel contains over 400 rooms and suites, 10 meeting and conference rooms, 3 restaurants, gift shop, executive offices and business center.

HARDAGE HOTELS

WOODFIN SUITES HOTEL

LOCATION
Emeryville, California

SIZE
185,000 SF

PROJECT
All Suite Hotel

CLIENT
Hardage Hotels

SERVICES PROVIDED
Architecture, Interior Design &
Engineering



This 12-story, 400 all-suite hotel with conference facilities is located just across the Bay Bridge from San Francisco, California.

The amenities of this facility include conference/meeting rooms, art gallery, library, concierge desk, bellman station, fitness center, with pool and Jacuzzi, a full-service restaurant and bar.

JACKPOT RENOVATION*

LOCATION

Jackpot, Nevada

SIZE

212 Guestroom Hotel

CLIENT

Ameristar Resort & Casino

AMENITIES

Casino, Entertainment Center,
Restaurants and Dinner Club

SERVICES PROVIDED

Interior Design



CHALLENGES

To transform all 212 standard guest rooms and suites with a sophisticated appeal one floor at a time that rivaled the client's previous two renovations with minimal disruptions.

SOLUTION

Take custom décor tones and colors from the indigenous surrounding of the Nevada border. By utilizing neutral tones and contrasting colors of burnt oranges with modern technology the rooms were transformed into the premier hotel in Jackpot. Oversized closets with plantation louvered doors, granite topped dry bar, custom artwork, and decorative wood moldings further enhance the rooms. The bathrooms are enlarged and fully renovated to feature a new 5 – fixture arrangement including a duet of vanity sinks with signature bath and body amenities.

** Previous project experience of Sherry Warren with former firm.*

KANSAS CITY LOBBY RENOVATION*

LOCATION

Kansas City, Missouri

SIZE

6,000 SF

CLIENT

Ameristar Resort & Casino

AMENITIES

184 Guestrooms, Casino, Dining and Conference Center

SERVICES PROVIDED

Interior Design



CHALLENGES

To commence and execute an extensive transformation of all 184 standard guest rooms and suites; with minimal disruption and a decidedly sophisticated appeal.

SOLUTION

A custom designed décor, highlighted with a palette of rich tones in gold, caramel, and ecru against a backdrop of neutral walls, sets off the interiors with a sense of Transitional sophistication. Oversized closets with plantation louvered doors, granite topped dry bar, custom artwork, and decorative wood moldings further enhance the room. The bathrooms are enlarged and fully renovated to feature a new 5 – fixture arrangement including a duet of vanity sinks with signature bath and body amenities.

** Previous project experience of Sherry Warren with former firm.*

ST. CHARLES HOTEL*

LOCATION

St. Louis, Missouri

SIZE

397 Guestrooms, 25 stories,
80,000 SF Entertainment Center

AMENITIES

Casino; Entertainment Center,
including all land-based support
requirements and restaurants; spa
with glass-enclosed indoor pool
that links via swim-through to
outdoor swimming pools; 4,000 car
parking structure

CLIENT

Ameristar Resort & Casino

SERVICES PROVIDED

Interior Design



CHALLENGES

To design an all-suites hotel that met the 4 diamond rating attached to an existing River boat casino. The client wanted all the ambiance and luxury of a Vegas all suites hotel while creating continuity between the two entities.

SOLUTION

The interior of the hotel merged with the existing property using a transitional style and a color pallet of neutral colors that were evident in the casino itself. The luxury and elegance were created with textures and art. The project was very successful and became the flag ship for all future Ameristar properties.

** Previous project experience of Sherry Warren with former firm.*

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SIZE

397 Guestrooms, 25 stories,
80,000 SF Entertainment Center

AMENITIES

Casino; Entertainment Center,
including all land-based support
requirements and restaurants; spa
with glass-enclosed indoor pool
that links via swim-through to
outdoor swimming pools; 4,000 car
parking structure

CLIENT

Ameristar Resort & Casino

SERVICES PROVIDED

Interior Design



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ST. CHARLES SPA*

LOCATION

St. Louis, Missouri

SIZE

397 Guestrooms, 25 stories,
80,000 SF Entertainment Center

AMENITIES

Casino; Entertainment Center,
including all land-based support
requirements and restaurants; spa
with glass-enclosed indoor pool
that links via swim-through to
outdoor swimming pools; 4,000 car
parking structure

CLIENT

Ameristar Resort & Casino

SERVICES PROVIDED

Interior Design



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WESTLAKE VILLAGE RESORT*

LOCATION

Westlake, California

SIZE

268 Guestrooms (26 suites)
242 typical Guestrooms, 41,500
SF Spa, 26,500 SF Wellness Center,
40,000 SF TV Studio, 11,500 SF
Clinic, 30,400 SF Conference Center

CLIENT

Castle & Cook Inc.

SERVICES PROVIDED

Interior Design



CHALLENGES

To create a world class facility that would address every aspect of health and wellbeing under one roof, with the sole purpose of teaching people how to live better.

AMENITIES

Conference Center with eight meeting rooms and a grand ballroom; Wellpoint health and well-being center with retail outlets and spa cafe; full service spa with 24 treatment rooms and four deluxe/private suites; full-size indoor swimming pool; private cabanas and whirlpools; restaurant with Al Fresco patio dining; medical clinic and diagnostic facility; imported Chinese pagoda; function lawn; theme gardens and water features; kid's club.

SOLUTION

A five-star hotel, health and wellness center, full-service spa, and television studio surrounded by gardens and water features. The spacious rooms and suites were designed in a residential nature with alluring decor, sumptuous fabrics and elegant lighting fixtures. Each room interior décor is both functional and luxurious. The tones are warm and inviting and each piece of furniture, art, and lighting was selected for its complimentary nature to the space.

** Previous project experience of Sherry Warren with former firm.*

WESTLAKE VILLAGE RESORT*

LOCATION

Westlake, California

SIZE

268 Guestrooms (26 suites)
242 typical Guestrooms, 41,500
SF Spa, 26,500 SF Wellness Center,
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Clinic, 30,400 SF Conference Center

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** Previous project experience of Sherry Warren with former firm.*

HILTON GARDEN INN*

LOCATION

Dana Point, California

SIZE

274 Guestrooms

CLIENT

Hilton Grand Vacation Club

SERVICES PROVIDED

Interior Design



CHALLENGES

To renovate the existing hotel into a resort style escape.

SOLUTION

By utilizing light, sunny colors and contrasting woods, we created a resort feel that was fitting for the coastal region.

** Previous project experience of Sherry Warren with former firm.*

LA AVENIDA

LOCATION

Coronado, California

SIZE

100,500 SF

PROJECT

Mixed-Use Center and Hotel

CLIENT

Mr. Gus Theberge

SERVICE PROVIDED

Architecture, Engineering and
Interior Design



AVRP Studios designed the addition and renovation of this well-known building in Coronado, California. The goal of this project was to provide an economic revitalization of the vacant and rundown building while maintaining the village's character. The completed project reactivated a pedestrian environment along the street front. La Avenida now houses several of Coronado's most vibrant shops and restaurants as well as the Information Center for the City of Coronado.

1998 Gold Nugget "Merit Award" Winner

1996 City of Coronado "Golden Hibiscus Award" Winner

RANCHO CIELO

LOCATION

Rancho Santa Fe, California

SIZE

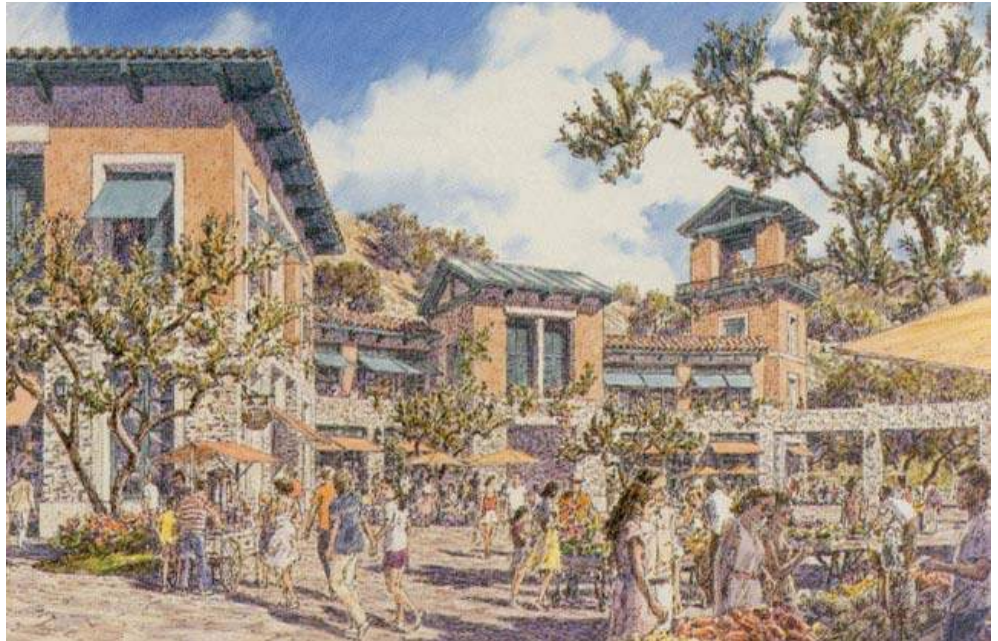
1,756 acres

PROJECT

Mixed Use Development

SERVICES PROVIDED

Master Planning and Schematic Design



Rancho Cielo is a 1,756 acre master-planned community that is destined to become the most prestigious developments in Southern California.

The community will have equestrian and hiking trails and a 24 acre equestrian center. The village center consists of a neighborhood, commercial district, civic center and interconnecting greenbelts.

This very private neighborhood enjoys inspirational, 360 degree panoramas of shimmering ocean, towering mountains and rolling natural terrain.

HUNT BROTHERS AVIARA MASTERPLAN

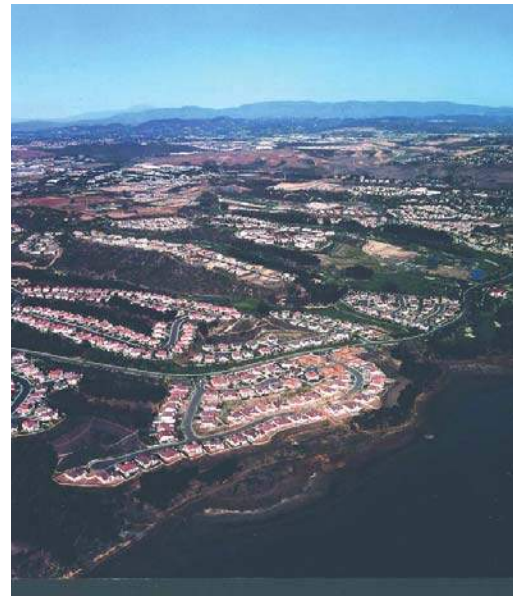
LOCATION
Carlsbad, California

SIZE
1,407 acres

PROJECT
Master Planned Resort Community

CLIENT
Hunt Brothers

SERVICES PROVIDED
Master Planning and Schematic
Design



Located on the north shore of scenic Batiquitos Lagoon, Aviara is a 1,407 acre master-planned resort community.

At the center of the site is a world-class resort composed of a 650 room Four Seasons Resort Hotel, conference facility, health club, restaurants, championship golf course and community sports center.

HUNT BROTHERS ENCINITAS RESORT

LOCATION

Carlsbad, California

SIZE

900 acre

PROJECT

Hotel & Resort

SERVICES PROVIDED

Master Planning, Schematic
Design, Architecture & Landscape
Architecture



Five-star luxury resort hotel project involving expansion of the 900 acre La Costa Hotel and Spa in northern San Diego County. La Costa is world famous for its "Tournament of Champions," which brings together the winners of all major U.S. golf tournaments. Carlsbad, California.

This project was not built.

SUTTER BAY

LOCATION

Rancho Santa Fe, California

PROJECT

New Community

SERVICES PROVIDED

Master Planning and Schematic Design



Master planning and design for a new town in South Sutter County. The community incorporates pedestrian oriented planning, innovative transportation systems, and a Town Center with commercial, retail, hotel and theater facilities.

West Sacramento, California. 1993 National Award - Second Place in national design competition entitled "The Electric Vehicle in the American Community", Communities under 500,000 in population. Competition was administered by the Smithsonian Institute and sponsors included Edison Electric, General Motors and U.S. Dept. of Energy.

HUNT BROTHERS AVIARA MASTERPLAN

LOCATION

Carlsbad, California

SIZE

1,407 acres

PROJECT

Master Planned Resort Community

CLIENT

Hunt Brothers

SERVICES PROVIDED

Master Planning and Schematic Design



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1995 PCBC Gold Nugget Award Winner

Al Reem Island City Master Plan

LOCATION

Abu Dhabi, UAE

SIZE

182,000,000 SF

SERVICES COMPLETED

Master plan visioning; high-rise development

PROJECT TYPE

Mixed-use: residential, commercial, retail, and cultural uses; High-rise development

CONSTRUCTION COST

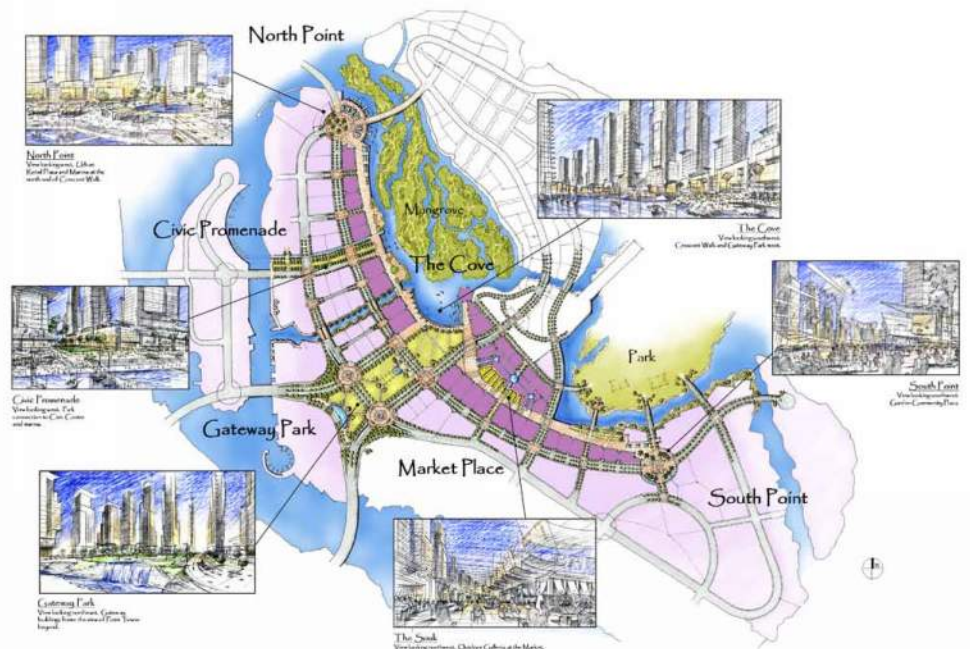
N/A

CLIENT

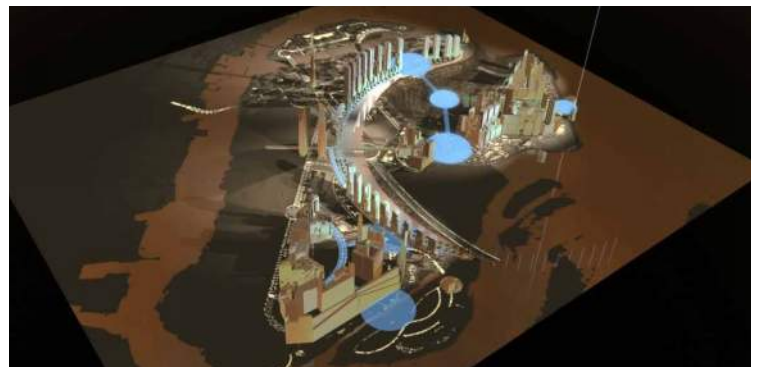
Tamouh Investments

COMPLETION

2005



Master plan vision for the development of a new high rise city of 100,000 inhabitants on an island adjacent to the city of Abu Dhabi for Tamouh Investments. The vision involves 182,000,000 square feet of residential, commercial, retail and cultural uses (mostly high rise) composed around a framework of public spaces. Al Reem focuses around a crescent promenade stretching from one end of the island to the other with open-air souks, plazas and marinas.



Ballpark District Master Plan

LOCATION

San Diego, California

SIZE

7 acres

SERVICES COMPLETED

Master plan visioning; Architecture;
Landscape architecture

PROJECT TYPE

Master plan; mixed-use: office,
retail, commercial

CONSTRUCTION COST

N/A

CLIENT

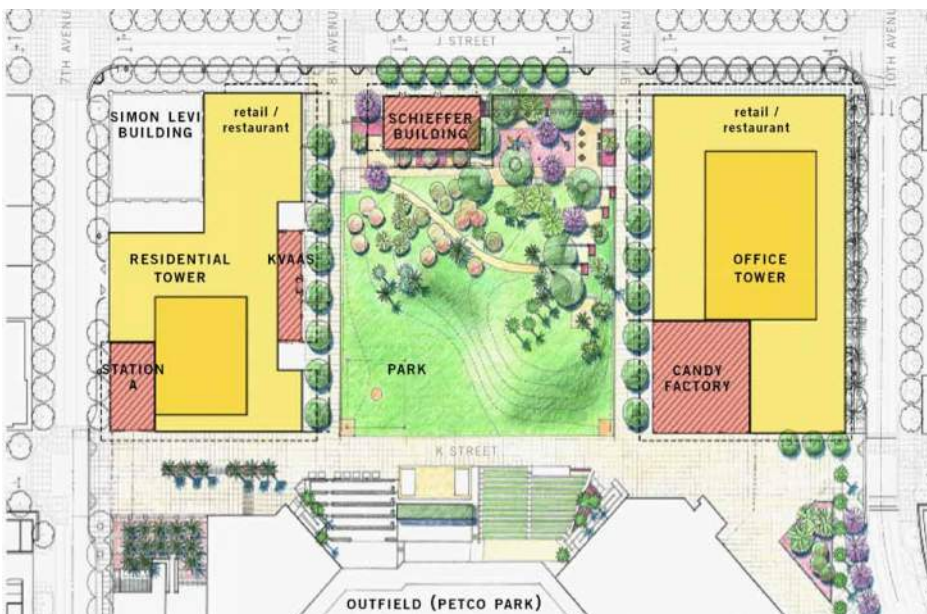
Center City Development
Corporation (currently, Civic San
Diego)

COMPLETION

2008



Prior to founding Skypoint Studio, Frank Wolden lead the planning and design for an international design competition encompassing a 7-acre master plan adjacent to Petco Park involving retail, hotel, urban residential and commercial uses. With design approaches built around brick boxes and industrial themes, two key elements in the master plan were derived: the "Park at the Park" and Diamond View Tower (Comerica Building), which today serves as the right field icon for the ballpark experience.



China Town Center Prototypes

LOCATION

Various Locations, China

SIZE

Varies

SERVICES COMPLETED

Master plan visioning; Prototyping

PROJECT TYPE

Mixed-use: residential, commercial, retail, and cultural uses; High-rise development

CONSTRUCTION COST

N/A

CLIENT

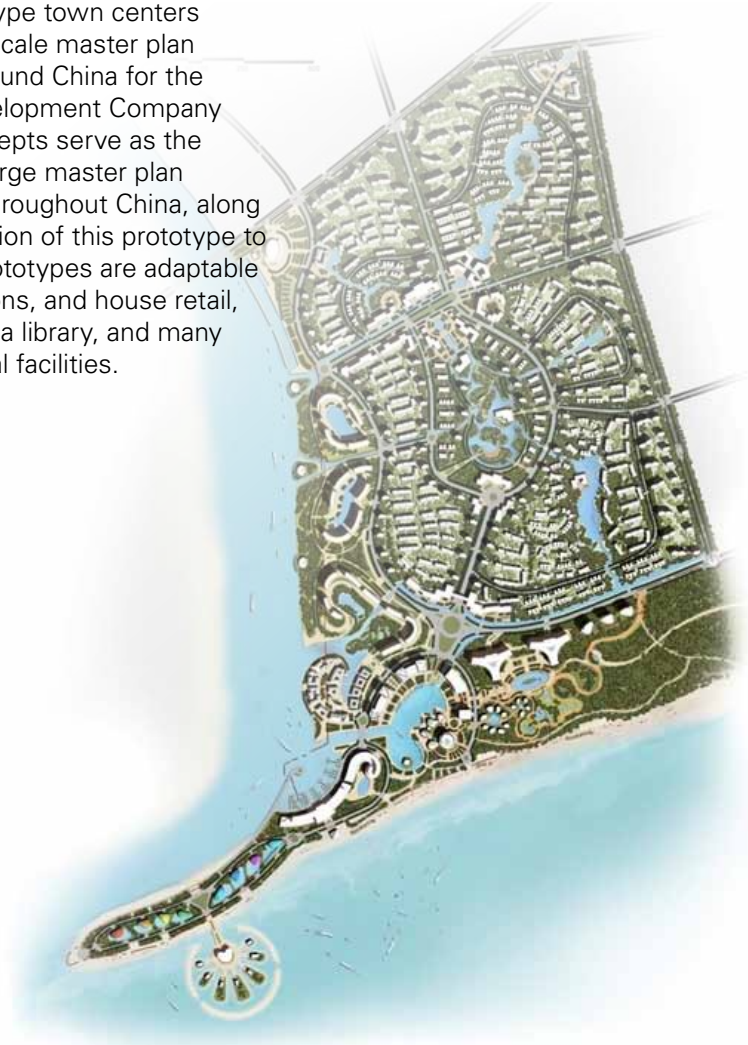
China Land Development Company

COMPLETION

2010



Designed prototype town centers to anchor large-scale master plan communities around China for the China Land Development Company. The design concepts serve as the centerpiece of large master plan developments throughout China, along with the application of this prototype to several sites. Prototypes are adaptable to several locations, and house retail, theaters, hotels, a library, and many more recreational facilities.



Diamond View Tower Comerica

LOCATION

San Diego, California

SERVICES COMPLETED

Architecture

PROJECT TYPE

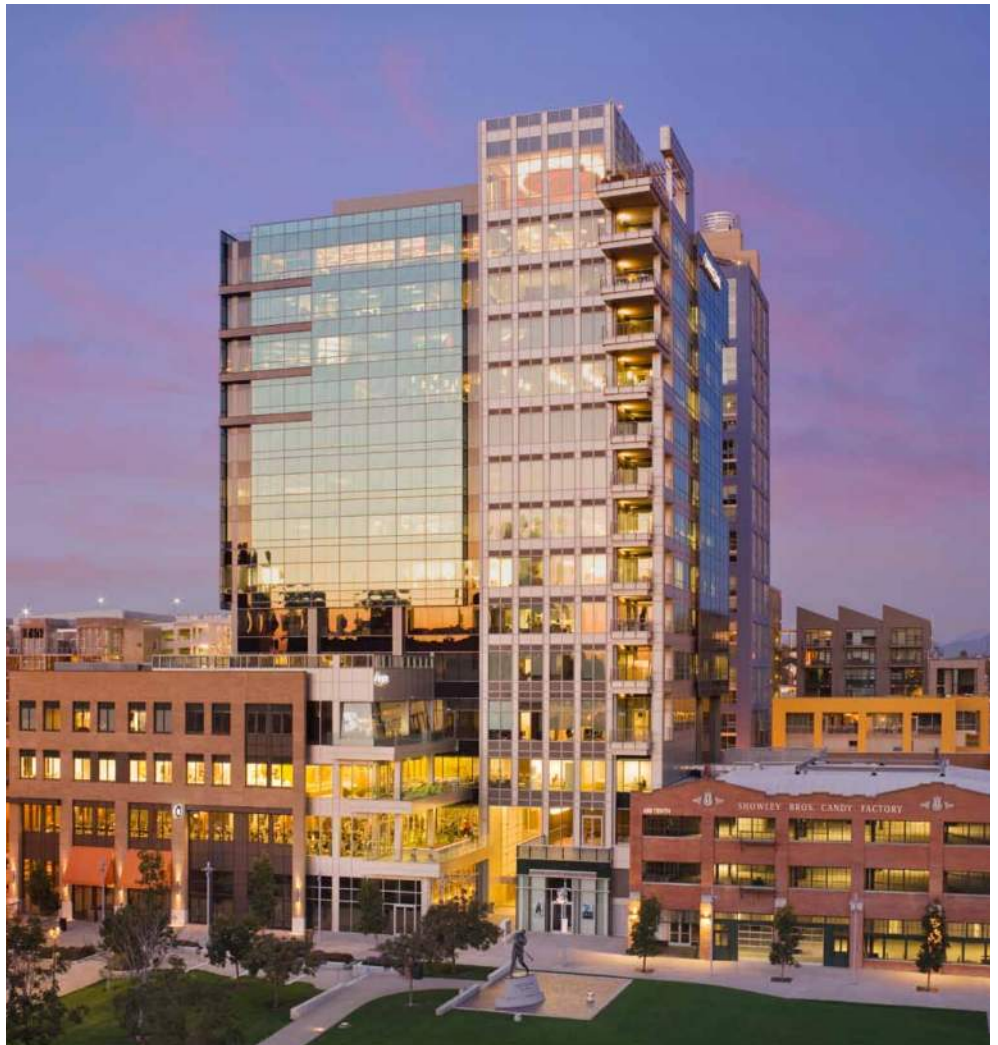
Mixed-use: commercial and retail

COMPLETION

2007



After completing the master plan for East Village Square (the 3 parcels immediately north of Petco Park), the Comerica Building was designed as a 14-story mixed-use office tower on the right field parcel. The heritage of utilitarian simplicity, brick warehouse vernacular and horizontal massing typical of East Village architecture are reflected in the building's base, composing the entirety of the first 4 floors. The emerging tower form, highly visible from the ballpark stands interprets San Diego's images of outdoor living with lightweight, transparent panels that form a dynamic composition of glass and metal elements seemingly floating in the sky.



HardRock Hotel

LOCATION

San Diego, California

SERVICES COMPLETED

Architecture,

PROJECT TYPE

Mixed-use: hospitality, commercial, retail

CLIENT

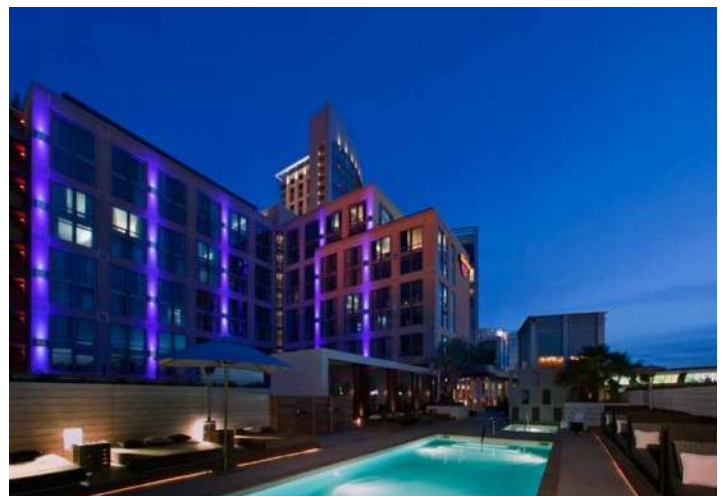
HardRock

COMPLETION

2007



The Hard Rock Hotel combines with the Gaslamp Hilton to the west to create the gateway to the historic San Diego Gaslamp Quarter. The design aesthetic, inspired by the industrial influence of south Gaslamp balances a sense of history with hip contemporary features that address the Hard Rock cache. Multiple building expressions (including the Historic Depot Building) combine to form a collage of imagery blending with the eclectic character of San Diego's Gaslamp.



San Manuel Master Plan

LOCATION
Highland, California

SERVICES COMPLETED
Master plan visioning; architectural design guidelines

PROJECT TYPE
Mixed-use: residential, commercial, retail, and cultural uses

CONSTRUCTION COST
N/A

CLIENT
San Manuel Band of Mission Indians Reservation

COMPLETION
2013

think of a masterplan
as a framework for
NEW IDEAS!

what are your ideas?



what if you could walk between
these activities along streets?
On pathways, & trails?

Skyport Studio assisted the San Manuel Tribe by developing an overall vision for the master plan and architecture design guidelines for the San Manuel Tribal lands.

The process began with an all day community charrette that provided the design team with community input on the desired vision for the area. The overall vision serves to create a walkable experience through the heart of the reservation that preserves the beauty of the land, celebrates the richness of the cultural heritage, inspires and guides the spirit of the tribe, educates the tribe's youth, preserves the environment, and encourages common experiences with present and future generations.

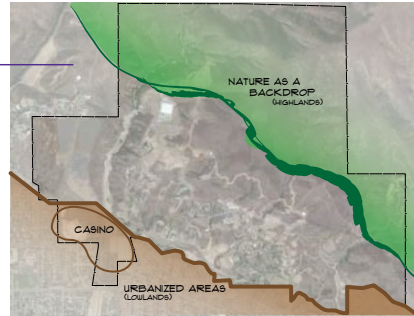
Currently, the reservation consists of existing housing, community facilities, plans for future housing, and nature. The Tribal Vision Plan calls for the creation and enhancement of various culturally significant areas within the reservation. Heritage Walk, Community Center, Sand Canyon, The Point, and Village Center each embody various aspects of the San Manuel tribal traditions and beliefs; together they form the Cultural Foundation of the San Manuel Tribal Land.



San Manuel Master Plan

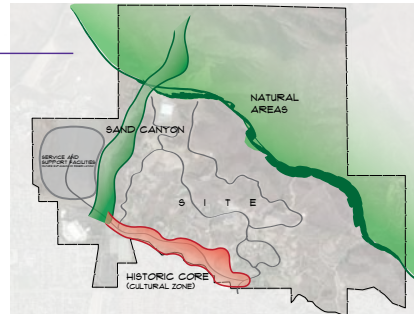
1 FOOTHILLS

The site sits at the base of the hills connecting nature to urban development.



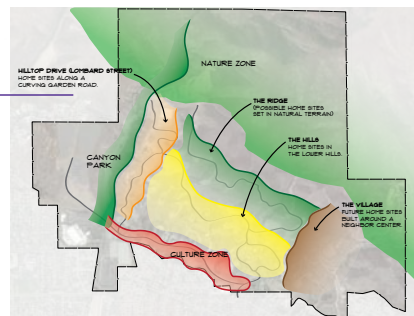
2 SITE FEATURES

Three important features frame the central area of the site. The casino and the tahiti lots provide good location, support services and opportunity for the future expansion.



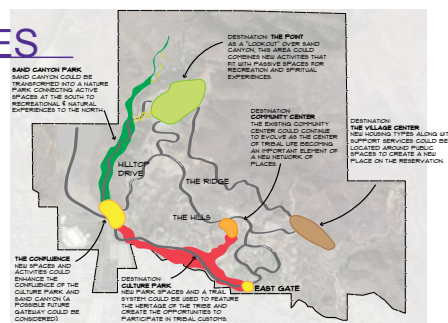
3 RESIDENTIAL NEIGHBORHOODS

Roads that follow the topography set the stage for residential neighborhoods that feature different characters based on their location within the site.



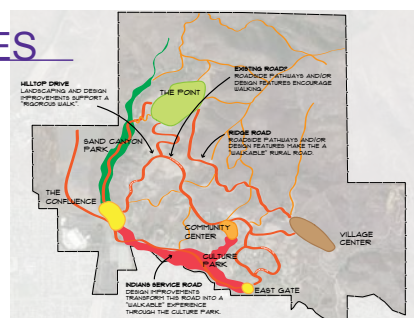
4 IMPORTANT PLACES

Create destinations that become important places serving the needs of the tribal members.



5 CONNECTING IMPORTANT PLACES

An extensive system of trails and pathways combine with walkable streets to connect important places and create access to natural areas.



Village Walk Master Plan

LOCATION

Texas

SERVICES COMPLETED

Master plan visioning; Urban design

PROJECT TYPE

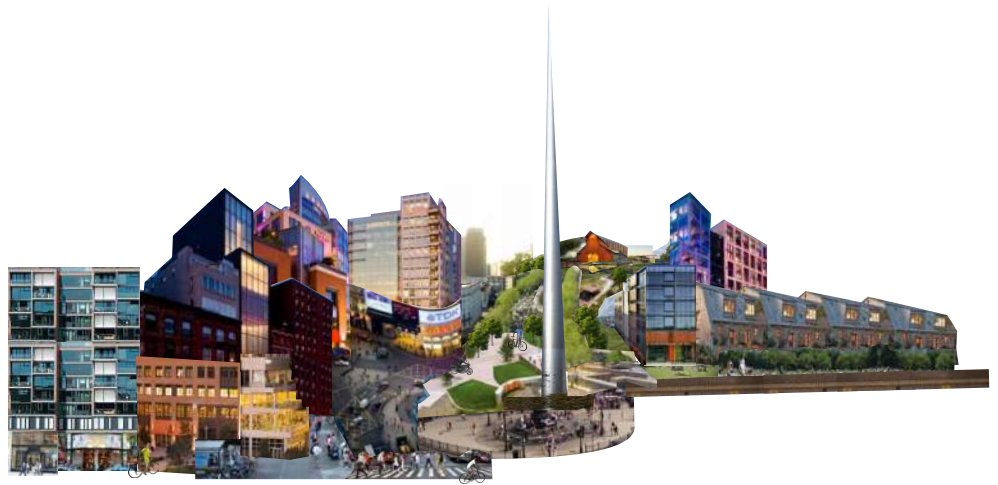
Mixed-use: residential, commercial, retail, and cultural uses; High-rise development

CLIENT

Gafcon

COMPLETION

2015



The Creation of the next great place in Texas. Here the timing is right for the creation of a unique experience where the spirit of the city redefines past patterns of suburban development. This New Village will create a high energy walkable district at the core of a network of mixed use villages. It will feature a healthy lifestyle that combines the amenities of city life with the presence of nature drawn from the nearby Trinity River. As a new transit line connects the site to a major nearby city and other surrounding communities, a new culture of urbanites will drive the development of a "Creative Place." Here a vision that looks beyond past models of development (retail centers, office parks and suburban apartment complexes) will be required to create a high density, highly connected, full-service community. With the urban amenities that are increasingly important in capturing today's emerging marketplace.





CHRISTOPHER VEUM, IIDA, AIA

PRESIDENT, PRINCIPAL-IN-CHARGE

As principal-in-charge and lead designer, Mr. Veum has extensive experience in the design and project management of interior design and architectural design of corporate, high technology, and industrial facilities. Chris will be responsible for overall client satisfaction and will work closely with the Project Manager and Lead Senior Interior Designer. Chris will provide overall design direction and general oversight for the project.

EDUCATION

Columbia University Graduate School of
Architecture,
Master of Architecture
Harvard University, Graduate School of
Design,
Post-Graduate Studies
North Dakota State University, Bachelor
of Architecture and Bachelor of Science in
Interior Design

AFFILIATIONS

Associate Member, American Institute of
Architects
International Interior Design Association
AIA San Diego, Board Member
World President's Organization Rancho
Santa Fe Chapter, Chairman
Downtown San Diego Partnership, Chairman
Young Presidents Organization (YPO),
Coastal San Diego Chapter, Chairman
Peninsula Community Planning Board,
Member

RELEVANT PROJECT EXPERIENCE

Sharp Chula Vista Medical Center Ocean View Tower

\$81M design build competition. This hilltop campus is the second phase of the campus master plan scheduled to open in November 2019, 5 months ahead of schedule. This project will include: bed floors of 32 beds on levels 4-6, rooftop dining with amazing views on level 7, support services on level 1, ICU/Med/Surg level 2, two-story lobby with internal garden for a total 170, 631 SF.

Sharp Rees-Stealy Downtown Wellness Center San Diego, California

This 68,000 s.f. facility includes a parking garage for 300 cars, an exterior balcony, and a green roof.

Departments at this location include:

1st Floor: Optometry/Ophthalmology, Allergy/Critical Research, Administration, a pharmacy, an optical shop and physical therapy.

2nd Floor: Lab, Radiology, Occupational Medicine, Medical Records, Urgent Care

3rd Floor: Family Practice/Internal Medicine (also called Primary Care), Podiatry, Dermatology, Neurology, and Rheumatology.

Sharp Rees-Stealy Sorrento Mesa Medical Office Building San Diego, California

This 100,000 s.f. tenant improvement provided space for services previously held at their Mira Mesa site, but also increased the ability to add providers in the future. Services include: Urgent Care, Occupational Medicine, Radiology, Pharmacy, Optical Shop, Pediatrics, Family Practice/Internal Medicine (also called Primary Care), Physical Therapy, Rapid Response Lab, OB/Gyn and specialty medicines such as Podiatry, Orthopedics, Dermatology, Neurology, and Rheumatology.

Sharp Chula Vista Phase 1 Make Ready Work Parking Garage and Loop Road

\$21M improvements as the first phase of the campus master plan, including a 725-car parking garage, a new cooling tower, a new loop road with underground utilities, infrastructure for a redundant power supply to the campus, healing gardens, signage, and campus entry improvements.

Sharp Rees-Stealy Del Mar Medical Office Building San Diego, California

The new 29,364 SF medical center tenant improvement is located on the second floor above a major grocery store and features 20 primary and specialty care doctors as well as on-site laboratory and radiology services. The floor plan was designed so that all waiting rooms have southern views and access to exterior balconies with seating and fountains. Skylights bring natural light into several interior spaces.

CHRISTOPHER VEUM, IIDA, AAIA

PRESIDENT, PRINCIPAL-IN-CHARGE, continued

Sharp Coronado Entrance Renovation Coronado, California

As the only acute care facility available to the public on the island of Coronado, the front and back doors of the campus, including the vehicle and pedestrian approaches, lacked identity, character, and aesthetic. This created chaotic and confusing traffic and parking scenarios. The \$750,000 renovation included modifying the valet and patient drop off areas and approach and introduced a traffic island with appropriate landscape. Also included are water features, donor recognition elements, lighting, an appropriately scaled trellis on the side facing a residential street, and a modern steel and glass canopy at the main entrance. The prospect requires approval by multiple agencies and community groups.

Sharp Rees-Stealy Scripps Ranch G.I. Suite Scripps Ranch, California

This 9,000 SF design build project includes 4 procedure rooms, 4 prep bays, and 9 recovery bays in a comfortable setting invoking the imagery of rural and historic San Diego County. The department relocated their operations from another San Diego location and expanded to address the needs of a growing community. Features of the \$2.1 million project include the use of the graphic display panels in the ceilings of the recovery bay, as well as skylights for bringing in natural light into the portions of the patient care and staff areas.

Sharp Memorial Knollwood Feasibility Study

This conference facility which occupied an existing wood-framed building circa 1964 had high visibility and use by both Sharp staff and Sharp's patient and public audience. Sharp hired AVR Studio to analyze options to create a state-of-the-art conference center by either renovating the existing building or demolishing the building and constructing a new facility. The study considered both internal and external traffic patterns, adjacent uses, accessibility, future expansion, and included conceptual cost estimates and schedules for the multiple options.

Sharp Memorial Hospital Department Moves San Diego, California

As part of Sharp Healthcare's master plan for growth this project was implemented to facilitate several domino moves and remodels as a result of the opening of new facilities. The primary objectives were: to increase food preparation and cafeteria areas, maintain or increase the pharmacy space, increase space for Supply Chain Services and relieve congestion at the loading dock. The plan included the ability to have the space reprogrammed as an Emergency

Department if the demand of service increases.

Sharp Mesa Vista Hospital Feasibility Study San Diego, California

This remodel of Sharp Mesa Vista Hospital follows a master plan designed via charrette. The refined scope of work includes demolition of the existing gym and reprogram of the space into a pharmacy, E.C.T., and multipurpose space. A second floor was used for administration offices, 10 beds added to the 1st floor wing, open up the activity and day area and remodel the 2nd floor of the CAP building for OAP. The parking lot will also be reconfigured to accommodate 40 new parking spaces.

Sharp Grossmont Hospital, David & Donna Long Cancer Center – Superficial X-Ray Room Remodel La Mesa, California

In order to help patients experience nature's healing qualities, a 300 SF interior design scheme that embraces these concepts was chosen which is also in line with Planetree and Evidence-based Design (EBD). The ceiling mounted Xtrahl X-ray unit allows flexibility for the room to also serve as an exam room and additional treatment options. Wide viewing angle from control room window allows for visibility of patient in reclined position, as well as of main entry. The ceiling light box mounted on the ceiling allows direct line of sight for the patient to view the image while in the reclined position creating a serene experience. The visual art wall is placed in line with the ceiling light box, directly in front of the patient chair thereby achieving the goal of creating a healing landscape within the space.

Sharp Coronado Hospital - Healing Garden Coronado, California

The 1,300 SF garden is designed around Planetree concepts providing safe, accessible, high-quality therapy while integrating a holistic approach to meeting people's needs of body, mind and spirit. It will stimulate sensory experiences to all five human senses. Linear processional entry way is the first impression into the garden. Zen-like rock water feature will mask the noise from the adjoining loading dock. The 'herb garden' provides vegetation and herbs that can be used in the cafeteria cooking. Plants are native, with soothing colorful blossoms and efficient irrigation. The 'living wall' softens up the hardness of the existing wall. The 'donor/ mural wall' adds to the timeless serene atmosphere of the space. Various contemplative zones and seating areas provide privacy.

Sharp Chula Vista Dish Room Remodel

1,100 sf design build project is a remodel of an existing dish room including replacement of the existing dish wash machine, reconfigured management offices, new finishes, new exhaust fan, and connections for a trailer-mounted dish wash machine for temporary use during construction.

CHRISTOPHER VEUM, IIDA, AAIA
PRESIDENT, PRINCIPAL-IN-CHARGE, continued

UCSD Medical Center, Moore's Cancer Center
La Jolla, California

This 2,000 SF project included the removal of a High-Energy Varian Lin Acc and installation of a TrueBeam LinAcc. Scope included coordination with the vendor, placing and mounting of all the equipment and accessories, and logistical management for egress of the equipment through the building to and from its destination.

UCSD Medical Center, Moore's Cancer Center - Radiation Oncology Department Renovation & Linear Accelerator Replacement
La Jolla, California

This 10,000 SF project was completed in 8 months from start of design to occupancy. The project addressed needed changes to the department to accommodate new services, new equipment, higher patient capacity and throughput, and a new residency program. The scope included new HDR and injector arms, modifying nurse stations and dressing rooms, new dosimetry rooms and offices, and renovations within the control rooms and vaults. Work was completed in phases including during nights and weekends in order to minimize disruption to patient treatment.

Planned Parenthood of The Pacific Southwest

This project started with a rebranding exercise based on the client's desire to update their facilities throughout the region, including finishes, furniture, artwork, and signage. Facilities received plan and finish modifications and improvements to both standardize the brand and incorporates local themes at each clinic.

Abu Dhabi Psychiatric Hospital
Abu Dhabi, UAE

Program and master planning for a 200 bed psychiatric hospital. This 350,000 sf project combines clinical care with research in one campus, including academic facilities, advanced diagnostic equipment typically found in medical hospitals, inpatient and outpatient care.

Arch Health Orthopaedic Clinic
Escondido, CA

8,900 s.f. clinic that serves North County's growing population. The clinic includes 17 exam rooms, a cast room, radiology room, and a multimedia conference room for staff and patient education.

Eisenhower Medical Center
Desert Cities, California

Two medical surgical units (OSHPD), telemetry units intensive care units, cardiac care and cardiac surgical units.
Eisenhower Medical Center Campus Master Plan
Eisenhower Medical Center Central Plant
Eisenhower Medical Center Allen Surgical Center (OSHPD)

Sharp Reese-Stealy Medical Office Building
Chula Vista, California

This new facility is in the central core of a new neighborhood development in San Diego's South Bay area. The 67,000 s.f. MOB provides many services including: physical therapy, radiology, pediatrics, family practice, dermatology, OBGYN, podiatry, optomology/opthomology laboratory, internal medicine, dietary, medical records and administration offices. The facility also includes street level medical retail and services accessible to the public. These elements include an optical shop, pharmacy and physical therapy.

Chula Vista Medical Office Building
Chula Vista, California

This facility is located on the Chula Vista Hospital Campus. The project was designed to include a Surgical Center and Radiology suite on the first floor with Office Suites on the second floor. The project has a 2 story lobby serving both floors. Specific attention was paid to the entry and exit sequence of the surgical center and the lobby. The construction consists of concrete tilt up walls with steel framed 2nd floor and a wood framed roof system. Two roof top package units are provided with one unit dedicated to the Surgical Center.

San Marcos Medical Office Building
San Marcos, California

2 level 55,000 square foot medical office building with a 2 level 100,000 square foot below grade parking structure. Services provided include schematic design, design development, site development package, production of renderings and fly-by movie animation and marketing packet for owners marketing purposes. AVRP will be taking this project through to construction administration.

Desert Cardiology Expansion
(Hal B. Wallis Building)
Palm Desert, California

This expansion includes full architectural services for the renovation of the existing medical office building and a building expansion that increased the existing 15,000 SF center to 36,000 SF. The facility was designed to accommodate the rapidly growing cardiac patient population in the Coachella Valley.

Scripps Clinic
Carmel Mountain Ranch, California

This three-story, full-service Primary Care Center was built using tilt-up construction and had to meet stringent budget requirements. The Center contains multiple clinics, labs, pharmacy facilities, MRI and waiting areas.

Pediatric Specialties Medical Office Building
San Diego, California

80,000 sf medical office building is part of the Children's Hospital in San Diego, California. The project includes 27 specialty care doctors' offices, administrative offices, and an ambulatory surgery floor. The building is linked by bridges to both the Hospital and an adjacent parking garage.

CHRISTOPHER VEUM, IIDA, AAIA
PRESIDENT, PRINCIPAL-IN-CHARGE, continued

**Garden View Medical Professional Center Building
San Diego, California**

This 2-story, 59,000 square foot medical office building features 105,000 square foot 3 level below grade parking garage. Parking is for this project and owners abutting property.

**Tri-City Medical Office Building
Oceanside California**

This 64,600 square foot, 3 story building on one basement level located directly adjacent to Tri-City Medical Center. Easy access is provided from nearby Interstate Highway 78. The adjacent Hospital site can be accessed directly from the rear of the site. Parking is provided at grade and under the building (2 levels). Medical Office suites are planned for the 2nd and 3rd levels. Currently the project is designed as cold shell building.

**Tri-City Medical Center Surgery
Oceanside, California**

Austin Veum Robbins Partners worked closely with Tri-City Medical Center to bring a long-range perspective to the many phases of this major medical center expansion program. The wide range of assignments has included: a new 56,600 s.f. remodel and expansion of 12 new in-patient operating rooms (OSHPPD), 22 pre-op and post-anesthesia recovery beds and a new sterile processing department. A new 9,600 s.f. child care facility which includes 5 classrooms, two playgrounds and administrative offices.

**Centerpoint Plaza
Carlsbad, California**

This 100,000 square foot office building is designed to be a Class A+ building in the Carlsbad Corporate Market. The project includes 3 floors of office space for prospective tenants. Amenities include 1 level of secured underground parking, a fitness center, an outdoor lunch area and other premium common space.

**Veralliance Lusk3
San Diego, California**

This 130,000 square foot, 6-story medical office/lab building features a 5 level parking garage with 1,094 parking spaces. Services provided include schematic design and master planning.

**Cymer Laser
San Diego, California**

265,000 s.f. of new ground up office and clean room level manufacturing facility and 180,000 s.f parking garage. This projects was fast tracked in order to meet the accelerated move in schedule. AVR P developed a strategy for designing the project to allow for sequential phases of move in order to accommodate Cymer's needs. Services included comprehensive Architectural and Structural/MEP Engineering services and Project Leadership.

**La Quinta Facilities:
Palm Desert, California**

Immediate Care Center: 9,000 s.f. facility which houses a unique combination of urgent care and occupational health in an outpatient setting.

Medical Office Building: 50,000 s.f. Includes radiology, laboratory, industrial rehab and Patient Education Center in addition to medical office space.

Del Web Medical Center:

11,500 s.f. freestanding satellite Primary Care Center. Full services include programming, architectural design, interior design, construction



DOUGLAS H. AUSTIN, FAIA, MAIBC, LEED AP

CHAIRMAN/CEO, PRINCIPAL-IN-CHARGE / DESIGNER

As Founder, Chairman and CEO of AVR Studio. Mr. Austin has been able to garner a rare experience base to pull from. Mr. Austin has played a unique role in San Diego's success downtown. Mr. Austin chaired the Design and Construction Task Force for the City's new ballpark and Ballpark District, involving over two billion dollars in new construction. Doug also served as the Vice Chairman of San Diego's Center City Development Corporation that oversees all of the planning and development for downtown during a time when the City experienced it's biggest growth in San Diego history. Mr. Austin was recognized in a special commendation by the Mayor and City Council as one of San Diego's leading visionaries, "Mr. Austin has been an important guardian of the design of the skyline of downtown San Diego. He has made his mark on the future of downtown". Through his cumulative experience Mr. Austin enjoys access to knowledge, people and opportunities in downtown that are unique and acquired through his wealth of experience. This has allowed AVR Studio to make several important discoveries and breakthroughs that now translate into competitive advantages in the development industry. Mr. Austin's project experience includes:

EDUCATION

Bachelor of Architecture, Cal Poly, SLO
Harvard University Graduate School of Design
SCARAB: Architectural/Scholastic Honor Society

REGISTRATION

Architect: California (1974), Nevada,
NCARB Guam, Washington State,
British Columbia, NSAA, Certified

AFFILIATIONS

City of San Diego Planning Commissioner
AIA San Diego Chapter: Fmr. *President*
Current BOD Public Awareness Commissioner
Cal Poly Foundation Board: *Member BOD*
Cal Poly President's Advisory Council:
Director Cal Poly Foundation
Advisory Council ULI, Urban Council BIA
AIA College of Fellows: *Fellow*
American Architectural Foundation: Fmr. *Regent*
Centre City Development Corp.: Fmr. *Vice Chairman*
SD Ballpark Task Force: Fmr. *Chairman*
National AIA: Fmr. *Region Director*
CCAIA: Fmr. *Member BOD*
NAIA: Fmr. *Design Committee Board Liaison*
Historic Site Board of San Diego: Fmr. *Vice Chairman*
School of Architecture: *Dean's Advisory*
Council - Fmr. Chairman
Monterey Design Conference: Fmr. *Chair*
CCAIA Reorganization Task Force
SDAIA Honor Awards Committee: Fmr. *Chairman*

SPECIAL HONORS

- Finalist for Ernst & Young
"2001 Entrepreneur of the Year"
- People to Watch Award, San Diego Magazine
 - San Diego Big Hitters Award, SDBJ
 - Special Commendation from the City
Council of San Diego "Mr. Austin has been
an important guardian of the design of the
skyline of downtown San Diego. He has
made his mark on the future of downtown".

RELEVANT PROJECT EXPERIENCE

13th Street Demonstration Project San Diego, California

This 3-story, 6-unit mixed-use apartment project is set to begin construction shortly. This project is a prototype for the Pre-Form system. This prototype will simulate Edge and Infill Pre-form placement, as well as Podium, Interstitial, and Top-Floor conditions. It will furthermore test both square and circular column design methods and 1 & 2 module floor plan connections. Any condition that could be seen in a highrise building will be tested and verified with the construction of this prototype.

Urban Lofts Huntington Beach, California

This four-story, 172 unit Urban Loft project is 122,394 SF and is located in Huntington Beach. The project includes: studios, platform lofts, and one-bedroom and two-bedroom residences with an average square footage of 705 SF. Amenities included: subterranean resident parking, boutique size swimming pool and hot tub, roof deck with BBQ/lounge seating/double sided fireplace, fitness center, media lounge as well as public and 7,840 SF of private open spaces, bicycle parking and lobby/sales office.

EV San Diego, California

Occupying three-quarters of an urban city block, EV is a mixed-use development consisting of 5,200 SF of neighborhood-serving, ground level retail and approximately 200 luxury apartments. The Minimalist design of the building is a perfect complement to the emerging arts and innovation district of downtown San Diego's East Village.

Urban Discovery Academy San Diego, California

The project will integrate a historically eligible 2-story (20,000 s.f.) commercial/industrial building with a new 2-story (17,000 s.f.) addition, to provide 19 classrooms, an art studio, a library and computer lab, a dance/performance studio, an assembly/multi-purpose room and an enclosed play area for the younger children. Future development will include a rooftop play area and bell tower. Other amenities will include a reception/lobby area, administrative offices, a faculty lounge/workroom, conference room, storage rooms, multiple restrooms and a surface parking lot. The school will also be able to take advantage of the adjacent, East Village Green which will include a park, a community center, a public pool and an underground parking garage.

DOUGLAS H. AUSTIN, FAIA, MAIBC, LEED AP

CHAIRMAN/CEO, PRINCIPAL-IN-CHARGE / DESIGNER, continued

Indiana Street Canyon Lofts **San Diego, California**

This project consisted of 22 units of studio, one and two bedroom lofts and 2 units of preserved historic bungalows. Our solution to this challenging site to develop a “hillside village” that stair-steps down to the adjacent canyon. This afforded views and abundant natural light to each unit. To keep sensitive to the neighborhood the project provides for the lowest scale units along the residential corridor.

Carlsbad Village Center **Carlsbad, California**

The Carlsbad Village Center includes over a 10,000 SF pedestrian promenade linking Carlsbad Village Drive and Grand Ave, 25,000 SF market, retail units lining Carlsbad Village Drive, 140 units, 248 parking spaces, three landscaped courtyards, and an extensive roof deck with ocean views. The design compliments the Carlsbad style and acts as a gateway to the Carlsbad Village.

Texas and Howard **San Diego, California**

Set between the urban fabric of Mission Valley and Balboa Park, the driving concept for the project revolved around the creation of an active community that spills onto the street life with connectivity to surrounding public transit systems. The public activity ranges in scale from public, semi-public, semi-private to private to encourage community connection by providing varying levels of interaction. Starting with a Plaza with food truck stop for special events, the experience transitions into landscaped semi-private corridors and courtyards nestled between the residential buildings.

The Lofts at 707 Tenth Avenue **San Diego, California**

This modern eight story building offers a contemporary urban lifestyle located a few blocks from the PETCO Park and the vibrant Gaslamp Quarter. As a mixed-use building, The Lofts at 707 Tenth Avenue offer 208 residential lofts and street level retail in a prime location on the G Street corridor. Studios, one and two bedroom lofts with private terraces, a modern courtyard, and 9,000 square feet of retail space are offered. The Lofts at 707 Tenth Avenue’s central location puts it in a growing artist community and entertainment destination. The building is encompassed by the New School of Architecture, galleries, plans for a new Main Library, the new PETCO Park, and the exciting Gaslamp Quarter.

Egyptian Lofts **San Diego, California**

A 180,000 square foot, Type 2 Building, mixed-use residential project that incorporates a historic theatre. The project includes approximately 80 one and two bedroom apartments, retail space and 2 levels subterranean parking.

Park Laurel Condominiums **San Diego, California**

This 14-story luxury condominium building is located in the Historic Bankers Hill neighborhood, just steps away from Balboa Park and downtown San Diego. The project has two levels of below-grade parking which allow for easy access to the residential units. The 94 condominiums and town homes range in size from 2,000 square feet to 4,500 s.f. and have multiple balconies. The complex has a 40’ lap pool and spa, exercise room and meeting areas for residents. Other amenities include several retail shops and a full service national banking facility.

Element **San Diego, California**

An 8 story, 63 unit condominium project near the Downtown Ballpark. The project includes ground floor retail and below grade parking.

Davia Village **San Diego, California**

Davia village is an 11.6 Acre mixed-use development consisting of 416 residential units (460 Bedroom), 15,000 S.F. of retail, a 60,000 S.F. City Park and Approx. 170,000 S.F. of Landscaping. The development is three stories with two stories of residential above one story of parking. 430 of the parking spaces are covered, 212 are open on-site also with 85 street parking spaces totaling 727 parking spaces. The buildings are arranged into two quads each with its own private amenity space consisting of swimming pool, lounge area, BBQ area, and tot lot. The public amenity space consists of bocce ball court, volleyball court, passive green space, splash pad, dog park, sculpture plaza and tot lots.

Bella Lago Apartments **Seattle, Washington**

320 residential units (250,000 s.f.) and 9,000 s.f. of commercial space. Six-story project consisting of five stories of wood frame over one story of concrete construction over two levels of subterranean parking.

C2Sea (7th and Broadway) **San Diego, California**

AVRP Studios worked with the client to develop initial conceptual architectural feasibility studies for this mixed-use project consisting of entertainment, retail, housing and/or hotel for initial review with the City of San Diego. The initial block study of 7th & Broadway consists of: a 40 story tower, a 4 story mixed-use building and a 5 story mixed-use building surrounding a courtyard garden.

Sapphire Tower **San Diego, California**

This project is a 34-story, 200,000 s.f. mixed-use high-rise. The high-rise features 13,000 s.f. of office space, 2,000 s.f. of retail space and a 4-story subterranean parking structure.

DOUGLAS H. AUSTIN, FAIA, MAIBC, LEED AP

CHAIRMAN/CEO, PRINCIPAL-IN-CHARGE / DESIGNER, continued

Los Vientos Affordable Family Apartments **San Diego, California**

Los Vientos replaces underutilized industrial parcels and helps to revitalize Barrio Logan. The development is located on two parcels of 1.04 acres. It consists of two buildings with 89 affordable family units of 2-4 bedrooms. Construction is four levels of Type V wood construction over Type I concrete underground parking. Design is Title 24 +15% energy efficiency. Amenities include a children's play area in the courtyard, outdoor barbecue area, and 1,400-s.f. community clubhouse with a computer lab.

Father Joe's Villages - 15th and Commercial **San Diego, California**

12-tory mixed-use building that houses a day care facility, a transitional housing facility and 61 affordable housing units. The building features three separate entrances for the residents, tenants and children. This project replaced an existing transitional housing facility and will provide 75 new dorm room style bedrooms, bathrooms, laundry facilities, gathering and community rooms, staff offices and 13,000 s.f. of playground.

Pinnacle Museum Tower **San Diego, California**

35-story mixed-use residential, office and retail tower incorporates the San Diego Children's Museum/Museo de los Niños and street level retail space. The residential tower has 132 units in one to three-bedroom configurations, with several penthouse units. All units have balconies to maximize bay and cityscape views. Also includes two levels of subterranean parking.

Phoenix Museum Tower **Phoenix, Arizona**

This proposed high-rise condominium project located within Phoenix's lively arts district, featuring 500,000 square feet of contemporary, urban resort living, including a host of amenities to create a dynamic lifestyle. Each of the tower's one, two, or three-bedroom units will enjoy sweeping, uninterrupted views of the city and surrounding areas. Museum Tower utilizes a host of sustainable design strategies in order to mitigate the extreme climate of Arizona, including extensive shading and large outdoor areas for each unit. The tower is also adjacent to one of only eight light-rail stations along the highly traveled downtown corridor, reducing resident dependence on cars and encouraging the use of public transportation alternatives.

Ariel Suites **San Diego, California**

This project is a 25-story mixed-use high-rise that consists of 200,000 SF of high-end apartments and 18,000 SF of retail space on the ground floor. The project features a pool deck with a gym and an outdoor bbq area as well as a green roof. The project includes 180 one-bedroom and 40 two-bedroom units, 4 penthouse apartments. The 5 levels of subterranean parking accommodate 237 residential parking spaces and 40 retail spaces.

Allegro Tower **San Diego, California**

This 26-story, mixed-use residential apartment tower is located on a half-block site along the east side of Kettner Boulevard between Ash and Beech Street, in Little Italy. The mixed-use project includes 220 one and two-bedroom apartment units, several penthouse units, two floors of retail and office space, a national health and fitness center franchise, pool and meeting room. The project also incorporates a 270-car subterranean parking structure.

Lucia Nel Cielo **San Diego, California**

This 24 story residential tower located at the end of East Village in Downtown San Diego. The tower will have 419 high-end apartments, roof top amenity space including pool, exercise room, and multi-use space. Due to two faults and a historic building located on the site, the building is leveraging technology to fit such a large program into a small space. Lucia will have San Diego's first and the United States' largest automatic parking garage and will use prefabrication for living units.

Library Tower **San Diego, California**

This 43-story, 300,000 s.f. mixed-use high-rise will feature four stories of below grade parking, a state-of-the-art fitness center with pool, 12,000 s.f. of retail on the ground level and a retail portion that will feature a signature two story circular space.

"Smart Corner" Highrise **San Diego, California**

New urban mixed-use development that incorporates a 19-story residential tower and features two buildings, office facilities, several retail stores and fast food restaurants. The 2 buildings are divided by the re-alignment of the San Diego Trolley, where a new Trolley stop was incorporated.

Woodfin Suite Extended Stay Hotel - Sorrento Mesa

This is a four-story, Type V Building, 203 room, all-suite hotel with conference facilities. The Hotel contains a concierge desk, bellman station, a fitness center with pool and Jacuzzi, a full service restaurant, and bar.

UT San Diego Master Plan **San Diego, California**

Taking advantage of its location in the heart of San Diego's Mission Valley, the Union-Tribune Master Plan will add 200,000 SF of Class-A office space (10-story tower), 200 luxury residential units (22-story tower), a river front restaurant, and community-oriented ground level retail. The development will be connected to the San Diego River Park trail system, which seeks to provide and enhance recreational and educational opportunities along the San Diego River. Designed the LEED standards, will also take advantage of its proximity to the Fashion Valley Mall transit hub, where pedestrians can connect to public transportation by either light rail or bus.

DOUGLAS H. AUSTIN, FAIA, MAIBC, LEED AP
CHAIRMAN/CEO, PRINCIPAL-IN-CHARGE / DESIGNER, continued

Admiralty Row Apartments
Los Angeles, California

Four-story, Type V-1-HR Building, 170 unit apartment building over two-level parking.

LEEDing Edge Tower and Student Housing
San Diego, California

LEEDing Edge Tower is a proposed 1,257 bed; 530,000 SF mixed use / residential student apartment housing highrise in downtown San Diego. This design featured many innovative solutions to difficult program requirements, including a phased construction schedule allowing each portion of the tower to be erected independently, and a robotic garage which makes efficient use of the irregularly shaped site. Due to changing economic outlook and program requirements this design has since been replaced with a single phase design which is still being refined and vetted through public process by AVR Studio.

The Bridges
Rockland, California

205 unit apartment project with attached garages developed to approximately 28 units/acre for Pacific General of Sacramento. The project included one, two, and three bedroom units along with a fitness and recreation center.

Town Square Row Homes
San Diego, California

This three-story, live-work row home in-fill project is located in the historic Victorian "Kimball Block" in National City, California. The six live-work row homes have three bedrooms, three bathrooms, and a 1-car garage. Each wood framed unit is approximately 1800 square feet and incorporates high ceilings with individual front and backyards.

Laguna Lakes
Sacramento, California

320 unit development at approximately 27 units/acre, attached and detached parking with one, two, and three bedroom units. Client was Forum Consulting Group of Sacramento.

Salvation Army Ray & Joan Kroc Community Center
San Diego, California

This 450,000 s.f. site features 160,000 s.f. of buildings and is used by some 1,500 community members daily. The center features services and facilities for the community including: food services, mentoring and counseling rooms, indoor and outdoor pools, an ice skating rink, skate park, worship center and an arts center. Services include master planning, programming, architecture and interior design.

Aviara
San Diego, California

1,400-acre golf course-oriented resort and residential community with a 280-room luxury hotel, conference center, health club, retail complex, restaurants. Developed master plan, Architectural guidelines and preliminary architectural design. Carlsbad. Gold Nugget Merit Award, 1988; Gold Nugget Merit Award, 1995

Rancho Cielo
San Diego, California

1,756-acre master-planned community that is destined to become the most prestigious developments in Southern California. The community will have equestrian and hiking trails and a 24-acre equestrian center. The village center consists of a neighborhood, commercial district, civic center and interconnecting greenbelts. This very private neighborhood enjoys inspirational, 360-degree panoramas of shimmering ocean, towering mountains and rolling natural terrain.

San Elijo Hills
San Diego, California

The crown jewel of San Elijo Ranch, a 2,149-acre masterplanned resort community, is a 300-room destination resort hotel overlooking a championship 18-hole golf course. More than 1,500-acres, or 70 percent of the ranch will remain in open space. Recreation facilities will include the 240-acre Double Peak Regional Park, the 20-acre Elfin Forest Neighborhood Park, the San Elijo Ranch swim and tennis club, two mini parks, and equestrian center and more than 12-miles of multi-purpose pedestrian trails.

Batiquitos Lagoon
San Diego, California

Master planned mixed-use community of 168 acres located adjacent to the Batiquitos Lagoon and Pacific Ocean. An educational institution functions as the primary component of the development. In conjunction with and supporting this graduate level institution are research and development, office, and conference center uses. Residential, retail and recreational uses enhance the livability of the entire community. The architectural character reflects a sense of permanence. Design concepts are formulated around Mediterranean architecture prevalent in the Southern California coastal region during the 1920's and 1930's. Court yards, trellises, arcades, and simple forms create a sense of place for the inhabitants.

Encinitas Beach Resort Hotel
San Diego, California

Master plan of a five-star luxury resort hotel project involving expansion of the 900-acre La Costa Hotel and Spa.



SHERRY WARREN

SENIOR INTERIOR DESIGNER

As Senior Interior Designer, Sherry has over 15 years of experience in interior design and architectural design of healthcare, corporate, high technology, and hospitality facilities.

Sherry will be responsible for programming; test fitting, space planning, material selection, construction documentation and construction administration as it relates to the interior design including attendance at weekly construction meetings; review of and action on all submittals; responding to requests for information; and preparation of supplemental instruction, proposal requests and/or construction change directives; and interior design oversight.

EDUCATION

Westwood University Post Graduate Studies
University of Texas, Bachelor of Architecture
and Bachelor of Science in Interior Design

AFFILIATIONS

International Interior Design Association
American Society of Interior Design
National Executive Women in Hospitality
San Diego Chapter

RELEVANT PROJECT EXPERIENCE

Tarsadia Hotels/Hard Rock Hotel Renovation* **San Diego, California**

These projects consisted of 442 guest rooms, including Dining, spa and night club. The challenge was to create a design that signified the Hard Rock ideals, within an urban setting that meshed with the clients vision of a down town San Diego Urban hotel condo project.

Ameristar St. Charles Conference Center* **St. Charles, Missouri**

This 20,000 sq. ft. project consisted of 6 meeting rooms, 1 board room, and Full service business center. The challenge was to design the conference center for multiple usages from boxing matches to weddings and everything in between, while creating a warm durable space that was contiguous with the existing property.

Ameristar St. Charles Hotel Renovation* **St. Louis, Missouri**

This project consisted of 397 guestrooms, 25 stories, Casino and an 80,000 SF entertainment center. The challenge was to design an all-suites hotel that met the 4 diamond rating attached to an existing River boat casino. The client wanted all the ambiance and luxury of a Vegas all suites hotel while creating continuity between the two entities.

Ameristar St. Charles Spa Renovation* **St. Louis, Missouri**

This project consisted of a spa with a glass-enclosed indoor pool that links via swim-through to outdoor swimming pools. The challenge was to design an all-suites hotel that met the 4 diamond rating attached to an existing River boat casino. The client wanted all the ambiance and luxury of a Vegas all suites hotel while creating continuity between the two entities.

Ameristar Council Bluffs Hotel Renovation* **Council Bluffs, Iowa**

This project is comprised of 164 guest rooms within is a resort and casino, with an entertainment center and restaurant inside. The challenge was to commence and execute an extensive transformation of the guest rooms and suites; with a minimal disruption and a decidedly sophisticated appeal.



Catherine McCullough, CPSM

President/CEO

Catherine@mlasd.com

David McCullough, ASLA, RLA 4048

Principal Landscape Architect

David@mlasd.com



History

David McCullough formed McCullough Landscape Architecture as a sole proprietorship in 1999 while working for another San Diego firm. After partner, Catherine joined the business in 2001, and became Chief Executive Officer and President in 2002, the firm became a woman-owned corporation and Small Business Enterprise (SBE) by the State of California DGS. The firm also is a Small Local Business Enterprise (SLBE) by the City of San Diego.

Experience & Staff

With a total of eight staff, including two licensed landscape architects, five landscape designers, and appropriate administrative support; the firm has a wealth of experience in civic/government, education, facility, hospitality, entertainment, institutional, parks and open spaces, commercial, mixed-use retail, and LEED® project types.

Philosophy & Approach

For over 16 years, McCullough Landscape Architecture, Inc. has continued a strong commitment to providing high quality landscape design and planning services to San Diego and the greater Southern California region. The firm's focus is to design and plan for user-oriented landscapes; to offer unmatched client service; and to provide sophisticated design on time and within budget. The firm accomplishes these goals by maintaining close partnerships with clients, thereby providing innovative solutions to their needs. In addition, under the leadership of David McCullough, ASLA, time schedules are carefully scrutinized, and work plans developed according to client requirements to assure delivery of projects on time. In the course of developing the concept for original landscape designs and to visually communicate ideas to project stakeholders, McCullough Landscape Architecture uses, but is not limited to, manual and computer designed devices, bubble diagrams, sketches, perspectives, renderings, computer rendered animations, and graphics.

LEED®

McCullough Landscape Architecture maintains environmental integrity while creating positive, innovative, and appealing landscapes that address function for the end-user. Several projects have obtained certification of LEED® Silver or better.

McCullough Landscape Architecture, inc.

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FOUR SEASONS AVIARA RESORT

CARLSBAD, CALIFORNIA

CLIENT: Wimberly, Allison, Tong & Goo Architects Ltd.
Four Seasons Resort
Hillman Properties

LAND AREA: 27 Acres

LAND. CONSTRUCTION BUDGET: \$10.5 million

PROJECT STATUS: Construction completed August 1997

PROJECT SCOPE:



The site lies east of Carlsbad in North San Diego County and is centered within a natural lagoon, which hugs the Pacific Ocean. The site character, coupled with the ocean views, is an incredible blend of native California chaparral and the Pacific Ocean influence.

The Four Seasons Aviara Resort site combines three unique guest opportunities on its 27-acre site. The hotel itself is composed of an elegant four-story guest wing complex and 40,000 square feet of gathering and support services. The garden court wing is designed to give the impression of individual villas strung together much like a Mediterranean village, each with private courtyards, jacuzzi, and fountains, with a pivotal restaurant and adjacent pool and recreational facility. The final and most opulent piece of the complex is The Villa, which is composed of a single large party, or broken down into several room configuration options. The Villa is set in a lush garden complete with its own pool, Jacuzzi, and cabana.

The total complex is designed to lend a relaxed California environment reminiscent of the communities of Rancho Santa Fe and Santa Barbara. Careful design consideration was taken to slow down the guest through a sweeping entry drive that was planted in California character trees and sited in such a way as to expose the traveler to vistas of the ocean, the golf course, and the hotel facilities.

As project landscape architect, David McCullough, provided oversight and assisted in assembly of site landscape design construction document preparation. His project assignment included site construction observation from the commencement of construction where he played a key role in on-site decision making, designing, reporting and coordination activities several days a week throughout construction.

PROJECT CHALLENGES: With managing a project of such enormity and complexity, the solution became evident to delegate various work components to others on the project team in an automated format that ensured a quick and well organized production process. Each team member knew his or her individual responsibility, which was delegated based on team member strengths. Responsibility was routed in an order that demanded immediate action.

McCullough Landscape Architecture, inc.



*Individual project experience of David McCullough as Project Landscape Architect while at a previous firm.

McCullough Landscape Architecture, inc.

Dream World Entertainment Village and Hotel

(Hot Go Park)
FUSHUN, CHINA

CLIENT: The Goddard Group
LAND AREA: 63 Acres
LAND. CONSTRUCTION BUDGET: \$10.5m
PROJECT STATUS: Construction ongoing.
PROJECT SCOPE:

McCullough Landscape Architecture, Inc. (MLA) working as the landscape architectural firm under a theme park design firm, The Goddard Group, provided the landscape architectural services for this entertainment village and resort hotel in Fushun China. This 63 acre development includes a water park, theme park, and hotel in a rapidly grown region in China. MLA was engaged to assist The Goddard Group in the preparation of schematic through design development phases of the project. After which, the design development documentation was delivered to the client with clear and concise design intent information for local Chinese execution from the preparation of construction documents to construction. MLA was also hired to prepare rough grading documentation with a MLA sub-consulted civil engineer. After delivery of the design development/design intent documentation, MLA was involved in further communication and project administration to ensure that the design intent was carefully executed.



PROJECT CHALLENGES:

The pace of documentation to construction was truly unheard of in the industry. As quickly as design and documentation occurred, construction was almost immediately behind. Unique to Chinese practices, the entitlement process is nearly non-existent and the workforce seems infinite. This creates a unique dynamic and MLA with The Goddard Group established a communication chain with the Chinese counterpart where design was happening in many cases simultaneous with construction documentation and construction. These three processes working simultaneously created a feedback loop of that could have only been possible with the sophisticated design tools that MLA and The Goddard Group utilized through the process. These tools allowed communication to occur between two very different cultures at an almost real-time pace.

In addition, as is common in entertainment design, concepts were set forth for elements that had only ever been created in the imagination. There being no precedence for much of what was planned required close collaboration with fabricators and others well familiar with the industry. MLA and The Goddard Group work closely throughout with people in the industry that specialized in theme parks around the world.



site section + storyboard images + concept sketches

USA ID

THE GODDARD GROUP
Site, Landscape Architecture + Design

梦幻世界酒店
DREAM WORLD HOTEL

McQuillough Landscape Architecture, inc.

Viejas Casino, Retail Outlet Center, and Resort Hotel

ALPINE, CALIFORNIA

CLIENT: Viejas Enterprises

LAND AREA: 38 Acres

LAND. CONSTRUCTION

BUDGET: \$2.5m

PROJECT STATUS: Construction ongoing.

PROJECT SCOPE:



This project consists of 180,000 square feet of factory outlet retail center, the Viejas Casino & Turf Club, and resort hotel in Alpine, California. Native American symbolism inherent to the Viejas Tribe dominates the feel and character of both the architecture and the landscape architecture. Outdoor plazas and courtyards evoke spiritual identities, and include a Water Court, a Fire Court, an Earth Court, and an Air Court. A Show Court is located near the center of the project where daily Native American interpretive performances are presented to the public.

The landscape theme was a critical program element in the design of the entire project. It was important to the client to have an artificial, yet powerful environment that educated the center's visitors about the Viejas people, culture, and history. The landscaping is one-of-a-kind in Southern California, featuring a wide variety of drought tolerant and native plant material. Every element on the site was carefully thought out and located to add special meaning to the existing Viejas Tribe. Part of the beauty of this project is in the detail, noticed only subconsciously to most. Elements include Indian petroglyphs added into the stone paving, trellis awnings, and rocks and trees placed to symbolize ancient Indian beliefs. Pottery, artifacts, and storyboards were placed to educate the public and give homage to ancestors that once lived on the site. Large trees were saved and built around due to their significance to the tribe. The entire project was completely relocated on several separate occasions due to important artifacts found during excavation causing almost complete last-minute redesign of the project.

As project landscape architect, David McCullough had responsible oversight as he assisted in the assembly of site landscape design and construction documents. His duties included facilitating biweekly on-site construction observation services and consultant team coordination. Landscape Design Services were also provided for the casino expansion, administration building, Viejas Creek re-alignment, a five level parking garage and Willows Road widening and enhancement.

PROJECT CHALLENGES:

The challenge of this project was working with a wide variety of professional consultants hired to bring the project to fruition (such as engineers for fountains, pyrotechnics, sound, a theme consultant, art director, biologist, etc.) The solution was to work with the latest technological innovations in hardware and software to help automate the coordination process, thereby reducing the possibilities of error while keeping the project moving forward at a fast-track pace.

McCullough Landscape Architecture, inc.



McQuillan Landscape Architecture, inc.

Resume of Key Individuals



Principal:

David William McCullough, ASLA
RLA #4048

EDUCATION:

- Bachelor of Science, Landscape Architecture – 1992
California State Polytechnic University, San Luis Obispo, CA

Mr. McCullough formed McCullough Landscape Architecture (MLA) as a sole proprietorship in 1999 while working for another San Diego firm. After partner, Catherine, joined the business in 2001 and became Chief

Executive Officer and President in 2002, the firm became a woman-owned corporation and Small Business Enterprise (SBE) by the State of California DGS.

As principal landscape architect, Mr. McCullough oversees all aspects of the design and production of firm projects. He serves as head designer on most projects and maintains quality control on all work completed. Previous projects have earned recognition in several national publications.

Mr. McCullough's project involvement includes senior project management, design development, quality control, client meetings and presentations, and document development for all firm projects.

BENEFITS:

- Extensive senior project management experience, including design of many entertainment, resort/hospitality, urban office, residential, park and commercial properties
- Strong technical skills related to urban design, rooftop gardens, LEED® design, planting design, landscape layout, irrigation design, and creating construction drawings
- As Principal Landscape Architect, oversees all projects with high quality control standards
- Chief designer with a cutting-edge, creative approach
- Flexibility and consistency in meeting fast-track project schedules and sustainable design requirements
- Experience with coordination between various consultants on large scale projects, including artists and other contributors

McCullough Landscape Architecture, inc.

Resume of Key Individuals **MLA·SD**



Project Landscape Architect:

Shawna A. Bortolussi, ASLA, RLA, LEED-AP

EDUCATION:

- Bachelor of Landscape Architecture – 2001, *Cal Poly University*, San Luis Obispo, CA

AFFILIATIONS:

- United States Green Building Council (USGBC) – Member
- Accredited Professional, Leadership in Energy and Environmental Design (LEED) -- 2006
- American Society of Landscape Architects (ASLA) - Member

Ms. Bortolussi has twelve years of industry experience working with several firms in Southern California. While advancing her career as a project manager, Shawna gained knowledge in retail, community development, and parks and recreation markets. She specializes in water conservation and irrigation design. Shawna is a LEED Accredited Professional and is a licensed landscape architect through the State of California.

Her duties for MLA include attending client meetings, managing information exchange, project record keeping, developing architectural drawings, and participating in the design process.

Ms. Bortolussi's project involvement includes design development, quality control, client meetings, and document development.

BENEFITS:

- Thorough understanding of the urban design process with superb attention to detail
- Technical skills related to environmental and sustainable design (LEED), planting design, landscape layout, irrigation design, and creating construction drawings
- Project management experience with outstanding client satisfaction.

RELEVANT PROJECT EXPERIENCE:

- 7th & Market Hotel, Mixed-Use Development & Parking Structure – San Diego, CA (2014 - The Robert Green Company as Design Competition Finalist, Winner Pending)
- Hotel Marisol – Coronado, CA