

SWA PROPOSAL FOR:

Phase II of Centennial Garden at Culver City Hall

swa

AUGUST 24, 2017



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A. Letter of Intent



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August 24, 2017

Jeremy Green, City Clerk
Joe Susca, Senior Management Analyst
Public Works Department
City of Culver City
9770 Culver Blvd
Culver City, CA 90232

Dear Jeremy and Joe:

SWA is pleased to submit our Phase II proposal which further refines our design, implementation, and construction cost proposal and schedule for the Culver City Centennial Garden. We believe that the City Hall Centennial Garden can be engaging, environmentally sound, and a well-used amenity for the community.

Our initial design concept, 'Flourish' brings a visual and aural experience to the City Hall by connecting visitors to the creative arts through programming, pathways, and activities. Our team includes current residents and business owners in Culver City, and our design intends to celebrate a City that is still a growing hub for creativity - after 100 years.

The enclosed Phase II Proposal outlines our team's preliminary understanding of the scope, construction estimate, and timeline for the Centennial Garden Project. We anticipate that should our team be awarded this project, we will reassess the proposal herein with a more thorough analysis and discussion with the Culver City team. Through discussions with Joe Susca, Senior Management Analyst in the Public Works Department, we have gained valuable insights on how the City intends to work with the selected team. We are sensitive to the construction budget set at \$680,000, as well as the expectation to complete this project within a reasonable timeframe since it is called the *Centennial Garden* first and foremost.

Therefore our enclosed proposal outlines how we will produce necessary deliverables and meet the expectations and timelines of this project from the Ground Breaking Ceremony on September 20th, to a full construction and completion within a 10 month timeline. We have performed a similar expedited schedule for the Ricardo Lara Linear Park in Lynwood, where we completed design through construction administration and park opening in 10 months.

As the CEO and Principal of the SWA Los Angeles office, I am prepared to provide the expertise and leadership that will fulfill the expectations of this RFP and the City of Culver City, including the goals and objectives identified by your city council and citizens alike.

Thank you for your consideration,



Gerdo Aquino
CEO / Principal

B. Proposed Scope & Understanding

Scope, Tasks and Deliverables

As cities and institutions grow and change, their open spaces and urban fabric must also be reinvented to provide new opportunities for residents, local businesses, and visitors. Positioned in the heart of downtown Culver City, the Centennial Garden will be repositioned as a hub of culture and creativity. Understanding City Hall's history of planning studies, its future uses and needs, as well as the City of Culver City's trajectory of growth, is integral to this process. Working closely with the Culver City Team, the SWA will further refine the conceptual design proposed during the competition phase towards a more contextual and specific set of activation strategies that are relevant and appropriate.

As described in the RFP, the Design team will undertake the following tasks in developing the design and construction documents and construction oversight of the Centennial Garden. We expect that we will have an opportunity to thoroughly review our assumptions with the client team.

Phase 1. Concept Design ~ Construction Documents (Approx. 5 months) See Exhibit A

Working Group Meetings (WGM) between Culver City and SWA team – estimated 6 meetings:

(WGM 1) Kick-Off Meeting

- Review and analyze existing site conditions (parking, soil, utilities, landscape components, architecture, entryways, topography, circulation and desire lines) to determine opportunities and constraints for the project site;
- Meet with City of Culver City team and Culver Centennial Committee members to clarify project intent and planning process;
- Site visit with project team members, possibly accompanied by City staff.

(WGM 2) Concept / Schematic Design Report

- Present draft analyses of design principles;
- Summarize analysis;
- Review and evaluate design principles for City review and approval, to be leveraged during the development of design concepts and alternatives.
- Provide schematic level design that delineate programs, furniture, entrances, plantings, and other pertinent design collateral;
- Confirm with City, the direction of design

Deliverables:

- Final Recommendation for Schematic Level plans presented in PDF and hardcopy of 11x17 color printed documents, incorporating the following:

Conceptual plans, sections, perspectives, and diagrams as necessary to illustrate design;

Comparative precedent images and/or photographs as appropriate;

Narrative description of concept plan, including a pros / cons evaluation;

Concept plans may include alternative or phased strategies implementing said enhancements; and

Prepare a complete preliminary cost estimate to each alternative.

Recommendations for implementation.
- Finalized project schedule with team members' and city's input
- Meeting agenda and notes.

(WGM 3) Detailed Development Report

- Final report summarizing the detailed plan and final deliverables, and recommendations for implementation.

Deliverables

- Site analysis diagram
- Landscape plan
- Grading plan
- Design imagery

- Plant palette (photographic images)
- Site sculptures and furnishings
- Geology and soils analysis
- Surveying
- Utility coordination
- Cost estimates
- Fire / Life safety and ADA studies

(WGM 4) Public Art Commission Meeting

- Present site art, historic sensitivity to context, and overall design;
- Summarize comments and feedback from Public Art Commission;

Deliverables

- Presentation slides;
- Report on meeting conclusions and next steps;
- Any alterations to design subsequent to comments;
- Meeting agenda and notes.

(WGM 5) Construction Document Kick-Off

- Present preliminary construction document draft;
- Summarize comments and feedback from City;

Deliverables

- Construction document set (draft);
- Meeting agenda and notes.

(WGM 6) Final Bid Document Review & Phasing Strategy

- Discuss the construction document comments from the city;
- Re-confirm design considerations and principles;
- Finalize phasing strategy.

Deliverables

- Calsense Plan, Watering Schedule, Maintenance Plan;
- Construction document set (final);
- Support for construction bid;
- Meeting agenda and notes.

As experienced planners and landscape architects, SWA has the ability to understand the breadth of the entire project and the elements essential to successful realization of the overall design concept. This will be vital during implementation phases because SWA's tradition of implementing highly imaginable projects gives us a realistic understanding of design concepts that are likely to be both effective and affordable. Within our typical scope of construction administration are services necessary for receiving and evaluating bids, visiting a project site during construction to ensure that the work is proceeding in conformance with the construction documents, visiting nurseries to select plant materials, and checking to be sure that plant materials are established and healthy after completion of construction.

SWA maintains in-house, field construction personnel who review all landscape cost estimates and budgets. Jeremy Klemic and Trent Okumura, within our Los Angeles Office, will be the construction administrator and will work directly with Culver City in implementing the finished project. The following is SWA's construction administration standard procedures for typical public works projects:

- Select and pre-tag specimen plant materials that are to be Owner-supplied or proprietarily selected.
- Make periodic visits to the site to familiarize itself generally with the progress and quality of construction and to determine in general if the construction is proceeding in accordance with SWA's design intent and construction documents.
- On the basis of its observations while at the site, SWA will keep Client informed of the progress of construction. SWA may recommend to Client the rejection of work failing to conform to the contract documents.
- Prepare and process change orders only with prior approval of Client.
- Endeavor to secure compliance by the contractor to the plans and specifications

Phase 2. Construction of Lafayette Place Side

Working Group Meetings (WGM) between Culver City and SWA as needed through construction bidding, observation, and final punch walk.

Phase 3. Construction of Center Courtyard

Working Group Meetings (WGM) between Culver City and SWA as needed through construction bidding, observation, and final punch walk.

Phase 4. Construction of Duquesne Side

Working Group Meetings (WGM) between Culver City and SWA as needed through construction bidding, observation, and final punch walk.

Project Understanding & Team Structure

THE OPPORTUNITY

As cities and institutions grow and change, their open spaces and urban fabric must also be reinvented to provide new opportunities for residents, local businesses, and visitors. Positioned in the heart of downtown Culver City, the Centennial Garden will be repositioned as a hub of culture, music, and arts. While Los Angeles can seem like a city of many towns, its urban population is continuing to grow. The increase in residents means that making well-planned open spaces is not just a priority for the privileged, but an amenity for all. With an ever growing population base, the question for Culver City is not whether people will engage and visit, but how will they maintain their excitement, and what will encourage them to visit time and again.

OUR TEAM

The vision for Culver City as a locus of vitality and change reinforces Los Angeles as an innovative, modern, and connected city. We know your city well: we have been engaged at the new public space for 9300 Culver for over year, our project manager Roman Chiu resides in the City and is an active community member, and nearly every member of our team has direct experience working with neighborhoods adjacent to, or directly in Culver City. We are well-versed in the historic and cultural significance of the City's surrounding neighborhoods, and our team is technically sharp, collaborative and experienced with public agencies.

OUR CHARGE

The SWA and HLB partnership will create a context-sensitive, thoughtful design for Culver City. We are well versed in the complexities of the public process, from initial design development, to the outreach process with local residents and stakeholders to drive consensus and more importantly,

excitement. We are ready to partner with the City in making this a successful project.

Our team will commit the time, resources, and necessary personnel, as well as manage any change in project team members, in a professional and timely manner.

Our team understands that this project is responding to a critical need to improve the overall City Hall campus, from its circulation, landscape identity, park branding, sustainability strategy, to donor funding, all with the goal to transform and serve better the adjacent communities. To achieve an executable vision for the Centennial Garden, SWA will serve as key project leaders, representing an outstanding track record and excellence in design. SWA will lead the team as the prime consultant and key point of contact, bridging between our consultant team members and the City. SWA will also be responsive and coordinate with other public agencies, as well as participate directly in community meetings, as needed.

Further, we are passionate professionals who have each contributed directly to improving the urban fabric of Los Angeles. Public realm assignments are complex for its mandate to serve all people, but the most important work in our profession for that exact reason. SWA has successfully led public agencies, non-profit organizations and institutional clients through periods of radical change, always with constructability and feasibility in mind.

OUR EXPERTISE

Urban Design & Placemaking

We believe that planning and design shape the environment in fundamental ways. Our practice thrives on the wide array of urban and regional challenges brought to us by our clients. The key personnel proposed for the SWA team have extensive experience in Los Angeles and other municipalities in Southern California, crafting a sensitive response to existing site conditions coupled with active community outreach.

The Public Realm - the Stage of Everyday Life

We are invested in creating extraordinary improvements to the everyday functionality of the city. The public realm, with its streetscapes, sidewalks, parking lots, storefronts and building forms, is comprised of seemingly mundane elements. However, we approach these elements as opportunities to improve upon the everyday quality of life. The density of residents, businesses, and cultural activities

in Los Angeles means that no corner of our urban fabric is without a complexity of stakeholders and interests.

Sustainability

SWA has long brought many sustainable options to our projects from complex hydrology systems, utilizing BMPs, harvesting stormwater and selecting drought-tolerant species, to the repurposing of recycled materials to create custom site features, furniture, art and more. We bring the expertise of specialized staff that are LEED Accredited Professionals, to create designs that integrate the built form with natural features and systems.

CORE LEADERSHIP

SWA: Prime Consultant, Landscape Architect of Record; Design leader, Project Management

Gerdo Aquino, FASLA - Project Director and Principal in Charge, Centennial Garden Design

Roman Chiu - Project Manager, SWA

HLB: Culver City based lighting design firm

Teal Brogden - Principal

KPFF: Civil Engineering

Reza Rezaian, PE

Douglas Conlon, PE

CUMMING: Cost Estimation

Mark Fergus, CPE - Director of Cost Estimation

Organizational Chart

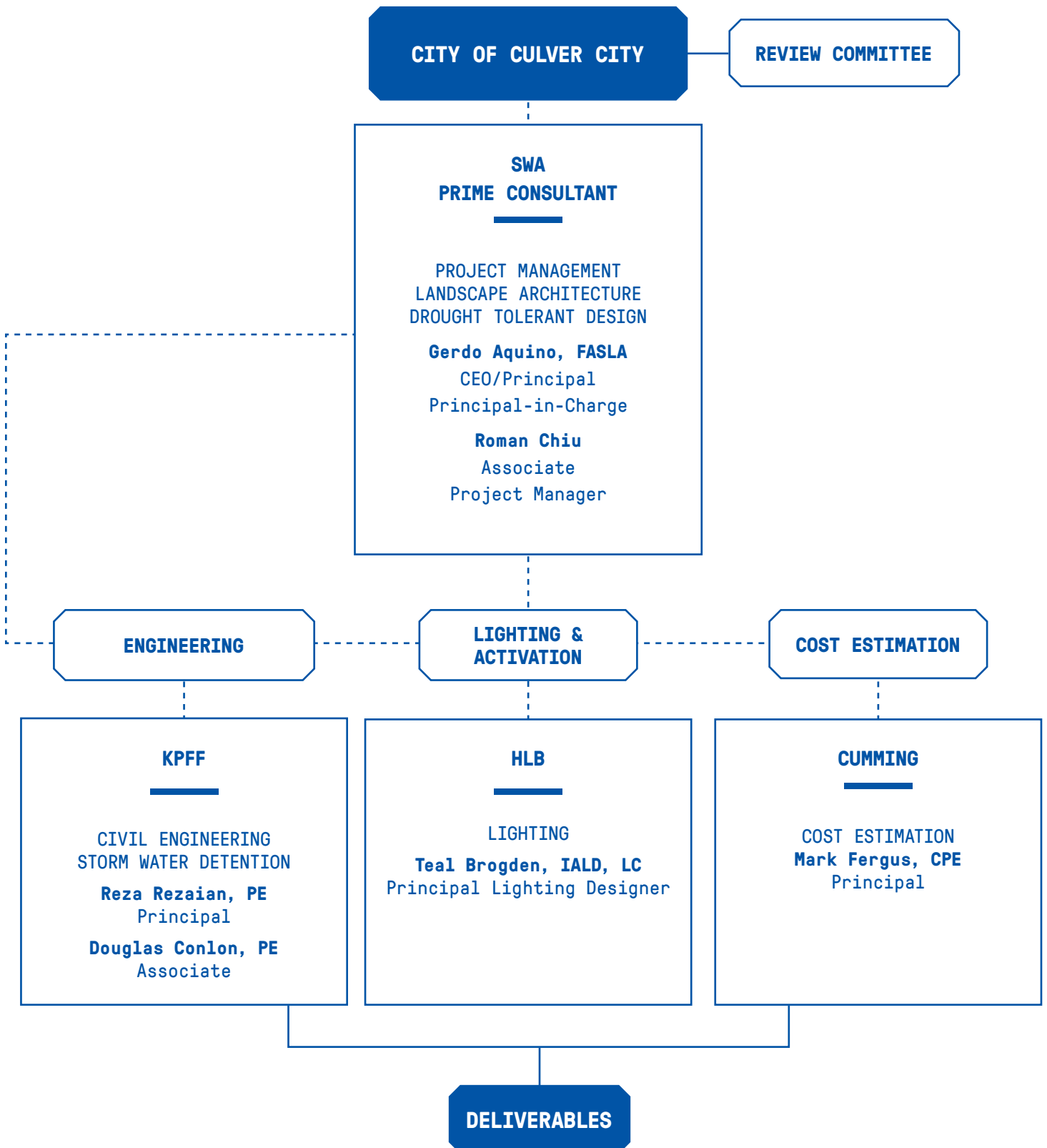
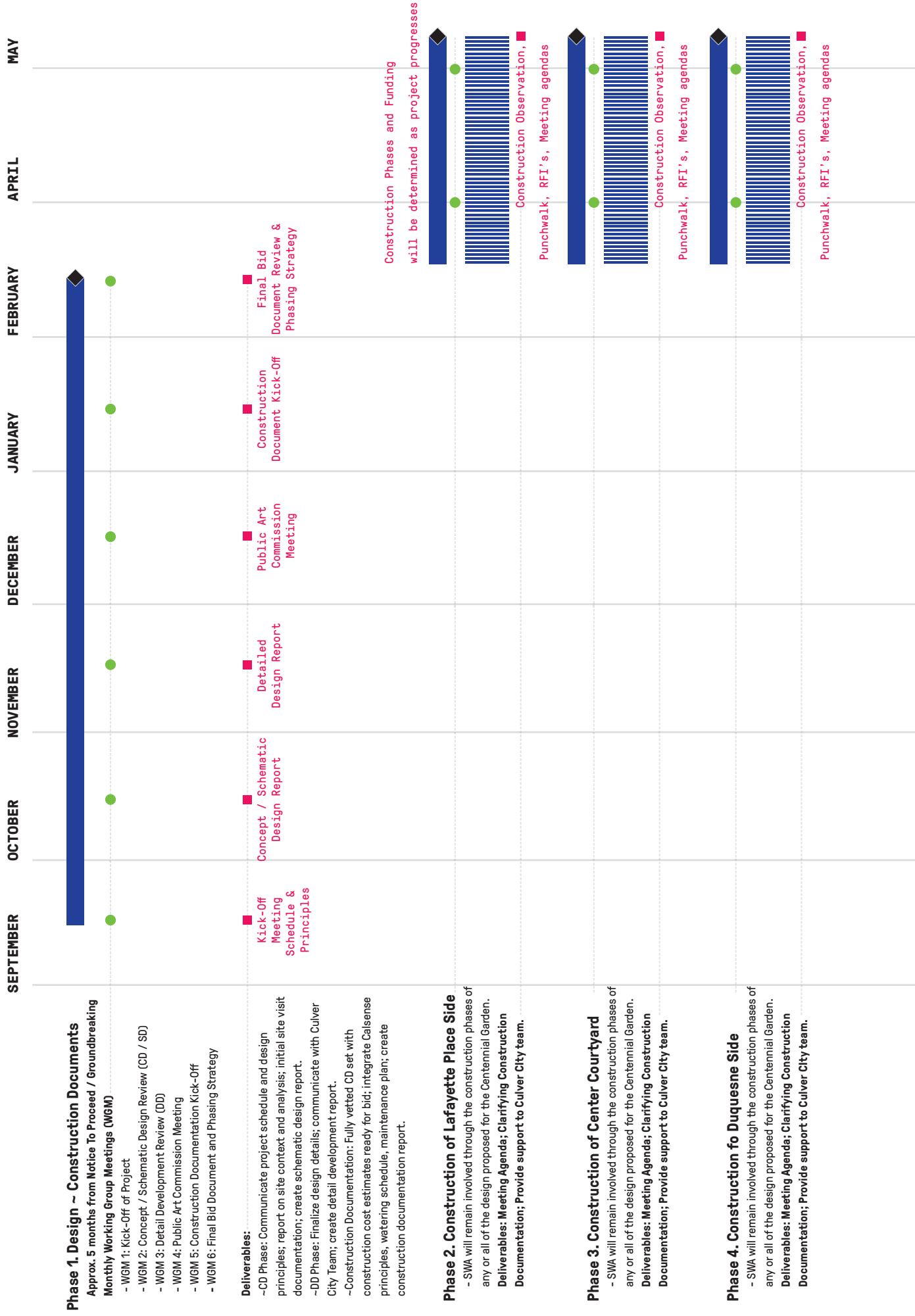


Exhibit A



C. Proposed Timeline



D. Preliminary Budget

Preliminary Construction Estimate

Enhance	9,000 SF					
(Lafayette Side)						
	0 Demolition	9,000	SF	\$	1.50	\$ 13,500
	1 Landscape	3,000	SF	\$	10.00	\$ 30,000
	2 Hardscape	1,000	SF	\$	15.00	\$ 15,000
	3 Gabion walls	6	EA	\$	2,500.00	\$ 15,000
	4 Sculpture - small	8	EA	\$	2,500.00	\$ 20,000
	5 Indirect Costs	25	%	\$	93,500.00	\$ 23,375
				Sub-total		\$ 116,875
Preserve	22,000 SF					
(Central Courtyard)						
	0 Demolition	14,000	SF	\$	1.50	\$ 21,000
	1 Landscape	4,000	SF	\$	10.00	\$ 40,000
	2 Concrete planters	8	EA	\$	2,500.00	\$ 20,000
	3 Water feature improvements	1	LS	\$	10,000.00	\$ 10,000
	4 Lighting fixture upgrades	6	EA	\$	500.00	\$ 3,000
	5 Custom metal benches	18	EA	\$	1,500.00	\$ 27,000
	6 General painting	1	LS	\$	10,000.00	\$ 10,000
	7 Indirect Costs	25	%	\$	131,000.00	\$ 32,750
				Sub-total		\$ 163,750
Activate	15,000 SF					
(Duquesne Side)						
	0 Demolition	15,000	SF	\$	1.50	\$ 22,500
	1 Landscape	5000	SF	\$	15.00	\$ 75,000
	2 Hardscape	6000	SF	\$	26.00	\$ 156,000
	3 Existing landscape	4000	SF	\$	1.00	\$ 4,000
	4 Sculpture - small	3	EA	\$	2,500.00	\$ 7,500
	5 Sculpture - medium	3	EA	\$	5,000.00	\$ 15,000
	6 Sculpture - large	3	EA	\$	10,000.00	\$ 30,000
	7 New trees - 48" box	5	EA	\$	2,500.00	\$ 12,500
	8 Indirect Costs	25	%	\$	322,500.00	\$ 80,625
				Sub-total		\$ 403,125
				Grand total		\$ 683,750

N.B. 25% for indirect costs include:

- General conditions/requirements – 9%
- Bonding and Insurances – 2%
- GC Overhead and Profit – 4%
- Design Contingency – 10%

These are all typical for construction projects and need to be included when assessing the total cost. There are a variety of factors that influence the actual percentage (i.e. procurement methods, construction logistics, schedule, etc.)

E. Professional Service Fees

Overall Fee Proposal - Centennial Garden

Consultant	Fee
SWA - Landscape Architecture	\$60,000
KPFF - Civil Engineering	\$10,000
HLB - Lighting Design	\$10,000
Cumming - Cost Estimation	\$4,000
Total Fee	\$84,000

Fee Proposal by Phase - Centennial Garden

Consultant	Phase I	Phase II	Phase III	Phase IV	TOTAL Fee
SWA - Landscape Architecture	\$55,000	\$5,000	\$5,000	\$5,000	\$70,000
KPFF - Civil Engineering	\$10,000	-	-	-	\$10,000
HLB - Lighting Design	\$10,000	-	-	-	\$10,000
Cumming - Cost Estimation	\$4,000	-	-	-	\$4,000
Sub-Totals per Phase	\$79,000	\$5,000	\$5,000	\$5,000	
Total Fee					\$84,000

	Description & Tasks Involved
Phase I	Preparation of final plans, construction documents and bid documents.
Phase II	Construction of the Lafayette Place facing side.
Phase III	Construction of the center courtyard facing Culver Boulevard.
Phase IV	Construction of the Duquesne Avenue facing side.

F. Firm Profile & Resumes (from SOQ)



San Jacinto Plaza; El Paso, Texas

B. Qualifications and Experience of SWA

SWA Group (SWA) is a national leader in landscape architecture, planning, and urban design. Throughout its 55+ year history, SWA has embraced the idea that planning and design can shape the environment in fundamental ways. Our practice is a constant search for a better approach, or more interesting and informed response, to the wide array of urban and regional challenges brought to us by our clients.

History

SWA was founded in 1957 as Sasaki Walker & Associates; in 1973, the firm changed its name to SWA Group, and in that same year became one of the first companies on the West Coast to be owned by an Employee Stock Ownership Plan (ESOP)—a vehicle that has resulted in the company becoming 100% employee-owned. The Los Angeles office was founded in 2007 by Gerdo Aquino and Ying-yu Hung. Currently the office employs 30+ design professionals who are registered landscape architects and architects, and also holds accreditation with the USGBC's LEED and SITES.

Urban Design & Placemaking

We believe that planning and design shape the environment in fundamental ways. Our practice thrives on the wide array of urban and regional challenges brought to us by our clients. The key personnel proposed for the SWA team have extensive experience in West Hollywood and other municipalities in Southern California, crafting a sensitive response to existing site conditions coupled with active community outreach.

The public realm, with its streetscapes, sidewalks, parking lots, storefronts and building forms, is comprised of seemingly mundane elements. However, we approach these elements as opportunities to improve upon the everyday quality of life. The density of residents, businesses, and cultural activities in Los Angeles means that no corner of our urban fabric is without a complexity of stakeholders, interests, and design challenges.



Lighting extends the plaza's activities to the evening

Landscape Architecture

SWA provides complete landscape architectural services, including site planning, concept design, schematic design, design development, construction documentation and construction observation. We often provide our clients with continuing landscape design consultation after construction completion and can provide landscape management plans for their use.

Public Spaces for Everyday Life

As cities grow and change, public spaces must also adapt. SWA has successfully led projects with public agencies, non-profit organizations and institutional clients seeking change. We work closely with the client group to ensure that civic engagement and stewardship are nurtured throughout the design process.

Currently in Culver City, SWA is working on the public plaza at 9300 Culver, celebrating its 'maker culture' - from its movie studios and restaurants, combined with an ongoing revitalization of downtown area, the city is increasingly an

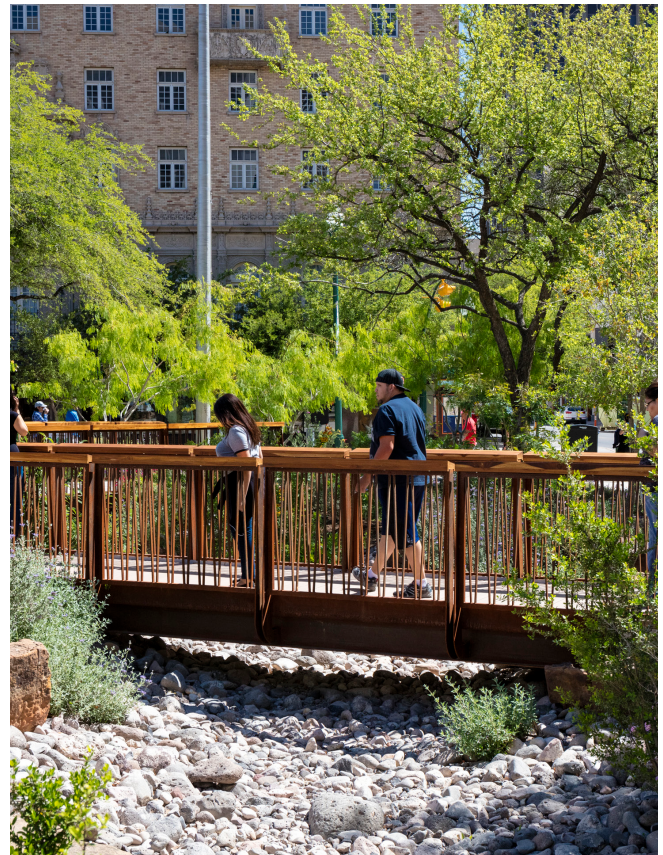
exciting place to live, work and play. The project aims to encourage diversity and interaction, and eventually create a strong local identity at the heart of the city.

In 2015, SWA opened **San Jacinto Plaza**, spurring redevelopment in downtown El Paso by connecting public spaces with pedestrian friendly public spaces. Locally, in the last year alone SWA has completed two public parks in Los Angeles: **Milton Street Park** along the Ballona Creek, and the **Ricardo Lara Linear Park** in Lynwood. We are also engaged with City of Santa Monica to upgrade their bike and pedestrian pathways on their famous beach front, formally known as the **Marvin Braude Beach Trail**. We are also working with Santa Monica on adaptive reuse and drought tolerant planting strategies for public landscapes such as **Palisades Park**, **Reed Park**, and **Chain Reaction Park**.

In addition, SWA has successfully delivered projects with regulatory agencies serving multi-lingual communities seeking grant program funding sources for public landscape upgrades. The **LA Plaza Cultura y Artes** project studied the historic and cultural significance of the original founding site of Los Angeles, and engaged the community through



Interactive play features & native planting



Native vegetation and a drybed stormwater filtration system

multi-cultural outreach sessions. **Ricardo Lara Linear Park in Lynwood** included an arts workshop with a mostly Spanish-speaking community. Transforming a CalTrans right of way, into a verdant, active, and ecological recreational park. Dedicated to State Senator Ricardo Lara (D-Bell Gardens), the park was realized via a \$5 million grant from the California DPR's Proposition 84 Fund.

Lastly, in the City of Glendale, SWA is working on the redesign of the **Glendale Central Park**, where the long-anticipated Armenian American Museum has been designated to be developed. While SWA's direct clients include Glendale's Departments of Urban Design and Mobility, Public Works, Economic Development, and Community Redevelopment, we are also consulting the Armenian American Museum, presenting to the Glendale City Council, and plan to have community outreach events with neighboring stakeholders.

Our Team and Track Record

Delivering a great design on time and on budget is a given. For our team, a successful project is one that can become well-used and well-loved by the surrounding community.

Gerdo Aquino, FASLA will serve as the Project Director and Principal-in-Charge, maintaining the design vision and a clear line of communications with the client and consultant teams. Gerdo will oversee the project from concept through construction. **Roman Chiu** will be the designated project manager, creating continuity between all phases of the project. **Teal Brogden** from HLB Lighting Design will serve as our partner in the activation of the artistic elements of the lighting proposal. Gerdo and Teal have a long-standing collaborative relationship that includes the San Jacinto Plaza project in El Paso, Texas. In El Paso, the pedestrian experience of public realm was secondary to the automobile-focused urban form. Together with the City of El Paso, SWA helped to shape the public realm to entice people to exit their cars, and enter a new type of public life. HLB was instrumental in creating lighting designs that enable an '18 hour city' - where people are excited to visit San Jacinto Plaza when the hot desert sun falls and the evening begins.

Our team will commit the time, resources, and necessary personnel, in a professional and timely manner.



Drought tolerant planting at Palisades Park, Santa Monica, California.

C. Qualifications and Experience of Proposed Project Team

SWA and Horton Lees Brogden Lighting Design (HLB) are frequent collaborators on a range of projects in both domestic and international markets. Gerdo Aquino, FASLA, CEO / Principal of SWA and Teal Brogden, Principal of HLB have collaborated on high-profile public projects including the San Jacinto Plaza redesign in El Paso Texas. We are teamed for this competition to provide comprehensive services for the activation and beautification of the Culver City Hall landscape.

Our design concept, 'FLUORISH' indicates that Culver City is an evolving, evocative, and exciting city, and our landscape design aims to match that ambition. Our firms are compatible not only for our expertise in landscape architecture and lighting, respectively, but in our commitment to service and accomplishing projects that exceed client expectations. SWA and HLB's designers collaborate closely to mediate issues of light pollution, energy reduction, use of lighting controls, future maintenance issues, and optimization of daylight as part of the design considerations for every project. We have also included KPFF Civil Engineering and Cumming for cost estimation, in anticipation of the next steps of this competition.

In Southern California, SWA Los Angeles has collaborated with public agencies including: Santa Monica, Glendale, West Hollywood, Hawthorne, Lynwood, Santa Clarita, and Thousand Oaks on a range of planning and design projects that improve the public realm. SWA's various public projects in these local municipalities range from long-term planning of street trees and medians for water conservation, preserving the architectural character of neighborhoods, public parks, retrofitting modern amenities for public parks, and creating community-oriented spaces for arts and recreation. HLB Culver City has contributed to illuminating the public realm in Culver City, Santa Monica, Playa Vista, Salt Lake City, and El Paso.



Gerdo Aquino, RLA, FASLA, Assoc. AIA; License #4996 **CEO / PRINCIPAL, SWA**

Education

Master of Landscape Architecture,
Harvard University, Graduate School of
Design, 1996

Bachelor of Landscape Architecture,
Magna Cum Laude University of Florida
1994

Registrations

Registered Landscape Architect:
#4996, California
#2614, Texas
#002547, New York

Professional Affiliations/Recognition

Fellow, American Society of Landscape
Architects (FASLA)

Associate Member, American Institute of
Architects (AIA) Los Angeles Chapter

Member, Urban Land Institute

Awards

ASLA Southern California Chapter Merit
Award, Milton Street Park, Los Angeles,
CA, Design, 2016.

APA Award of Merit for Planning Best
Practices, West Hollywood West Overlay
District and Design Guidelines, CA, 2015.

ASLA Southern California Chapter Honor
Award, Sands Bethworks Redevelopment,
Bethlehem, PA, Design 2014.

ASLA Southern California Chapter Honor
Award-Communications, Landscape
Infrastructure: Case Studies by SWA,
2012.

University of Florida Outstanding
Alumnus, 2005

Gerdo Aquino is a landscape architect and urban designer with over 20 years of experience in solving a wide range of environmental design problems throughout the United States and internationally. He has a thorough knowledge of master planning, site planning and the public review process, which often includes extensive cultural, historical, public art, and public participation components. Gerdo's design approach emphasizes creative solutions through multi-disciplinary design team collaboration; a process of client and community consensus; and selection of products and materials unique to the understanding of a project's varied indoor/outdoor programs, schedule and budget.

Representative Projects:

The Culver Studios, Culver City, California

City of Glendale Central Park; Glendale, California.

LA Plaza Cultural Village Residential Mixed-use Project, Los Angeles, California.

Milton Street Park; Los Angeles, California.

West Hollywood West Overlay District and Design Guidelines, Los Angeles,

Stanford University CSLI – MediaX/EPGY Courtyards, Stanford, California.

Stanford University Meyer-Buck Estate Landscape Restoration, Stanford,
California.

Mt. San Antonio College Landscape Master Plan, Walnut, California.

CSU-Long Beach Campus Landscape Master Planning & Design Implementation
(more than 20 projects to-date), Long Beach, California.

College of the Desert Multi-purpose Classroom Building, Palm Desert, California.
California.

The Huxley Luxury Residences, West Hollywood, California.

Los Angeles Harbor College Campus Landscape Master Plan, Wilmington,
California.

Los Angeles Valley College (LAVC) Campus Landscape Master Plan, Valley Glen,
California.

LAVC Urban Forest Master Plan, Valley Glen, California.

Mountain House Residential Community Master Plan, Mountain House, California.

Ritz-Carlton Laguna Niguel, Dana Point, California.

Samsung Headquarters, San Jose, California.

San Diego State University Housing Renewal/Refresh Project (12 Student Housing
Facilities), San Diego, California.



Roman Chiu, ASLA

LANDSCAPE DESIGNER, SWA

Education

Master of Landscape Architecture,
University of Pennsylvania Philadelphia,
Pennsylvania

Bachelor of Industrial Design Bachelor of
Fine Arts, Rhode Island School of Design,
Providence, Rhode Island

Awards

2006 –George Madden Boughton Award,
UPenn

2006 – ASLA Finalist, UPenn

2003-2006 – Chair's Merit Scholarship,
UPenn

Roman Chiu moved to Los Angeles in 2014 and joined SWA Los Angeles in January 2016. With a diverse background in design and art, Roman strives to bring together the concept driven and technically sound landscape. He received his Bachelors' of Industrial Design from the Rhode Island School of Design and his MLA from the University of Pennsylvania where he received the George C Boughton Prize and was a ASLA Merit Finalist. Roman has also sought his own design development working at Carnegie Mellon University for the interdisciplinary and thought provoking Studio for Creative Inquiry. Working international to local, corporate to civic, Roman brings his strong concept and design skills and translates them into projects such as the Denver VA Hospital, the Birmingham Railroad Park in Birmingham, Alabama, the Calexico International Port of Entry and the Minneapolis Waterfront International Waterfront Competition.

Roman is an active resident of Culver City, participating in his Arts District Neighborhood development and Culver City outreach. He is always on his bicycle and participates in the local biking community.

Representative Projects:

The Culver Studios, Culver City, California

The Camelias, Guragon, India

The Adresss Dubai Opera, Downtown Dubai, U.A.E.

Emaar Square - Roads 1-9, Cairo, Egypt

Beverly Hilton Open Space Master Plan, Beverly Hills, California

Beverly Hilton Garden. Beverly Hills, California



E. Teal Brogden, IALD, MIES, LC

SENIOR PRINCIPAL, HLB LIGHTING

Teal's expertise with urban and site projects is fueled by her love of travel and culture. Her travels have developed in her a deep understanding of the impact that light can bring to the urban experience. Since, she has been expanding her experience with projects including performing arts venues, museums, transportation centers, hospitality, corporate offices, mixed-use developments, universities, lab/research facilities, landscapes, and facades.

Education

University of Colorado at Boulder
B.S. Architectural Engineering /
Illumination Engineering

Professional Affiliations/Recognition

International Association of Lighting
Designers, Professional Member

Illuminating Engineering Society of North
America, Member

American Institute of Architects,
Allied Member

NCQLP Lighting Certification

Awards

IES Award of Merit -

San Jacinto Plaza, El Paso, TX

IALD Award of Excellence -

The Ahmanson Theatre, Los Angeles, CA

Bold, dynamic, unafraid of taking risks through lighting, Teal is an inspiring design thinker who reaches deep for the artistic essence, the core of a design challenge. Her curiosity fuels the exploration that allows the possibilities embedded within a design to come forward. As an avid listener, Teal enjoys the refinement that comes with vetting concepts in a collaborative team forum. Just as there is balance inherent in light and shadow, so too comes the balance of art and science, aspiration and pragmatism, in the final solution.

Teal's combined background in the arts and engineering puts her at ease with both the ephemeral and technical challenges inherent in lighting design. Her longtime love of dance supports her appreciation for the importance of composition, nuance, and rhythm, while studies with a master mathematician helped her develop an appreciation for the elegance and fit of the right solution.

Teal joined the firm's San Francisco office in 1991 and spearheaded the opening of the Los Angeles office in 1994. She works closely with HLB's design team to establish a strong design direction that meets client needs. She considers herself fortunate to collaborate with master designers on a regular basis; the legacy of meaningful work endures as new opportunities build upon past successes.

Representative Projects:

San Jacinto Plaza, El Paso, TX with SWA

Culver City Theater, Culver City, CA | Ehrlich Architects

Tongva Park & Ken Genser Town Square, Santa Monica, CA | James Corner Field
Operations

City Creek Center, Salt Lake City, UT | Callison, ZGF, Hobbs & Black, SWA

Playa Vista Central Park, Playa Vista, CA | Michael Maltzan Architecture, Office of
James Burnett



Reza Rezaian, PE

CIVIL ENGINEERING PRINCIPAL, KPFF

Mr. Rezaian is an ardent, experienced, and knowledgeable Principal and Project Manager who excels at client service, attention to detail, and a deep commitment to his craft. This is Mr. Rezaian's 15th year as a civil engineer at KPFF, during which time, he has been responsible for completing the activities of civil engineering design and development on projects during design, production and construction services, as well as for client contact, development of civil engineering concepts and systems, establishment of project fees/budgets and scheduling, and overall project coordination.

A firm believer that engineering is as much art as it is science, Mr. Rezaian brings creativity, outside-the-box thinking, and a keen eye to each project, ensuring that it is worthy of his clients belief in KPFF's progressive civil engineering practice.

Education

MS, Civil Engineering, Loyola Marymount University

BS, Civil Engineering, California State Polytechnic University, Pomona

Registration

Professional Engineer:
CA (C62048)

Envision Sustainability Professional: ENV
SP

Professional Affiliations

American Society of Civil Engineers

Representative Projects:

Culver Crossing, Culver City, CA

Harbor Freight Tools, Culver City, CA

Glendale Central Park, Glendale, CA with SWA

Thousand Oaks Civic Arts Plaza, Thousand Oaks, CA

The Grove at Farmer's Market, Los Angeles, CA

Indio Juvenile and Family Law Courthouse, Indio, CA

Lawndale Los Angeles County Library, Lawndale, CA

Pasadena Art Center-CWT (LEED Certified), Pasadena, CA

Silver Lake Branch Library (LEED Platinum), Los Angeles, CA

Painted Turtle Camp, Lake Hughes, CA

Virginia Avenue Park, Santa Monica, CA

DreamWorks Animation Studios Expansion, Glendale, CA

Sunset + Vine Tower and Retail Addition, Hollywood, CA

1200 S. Figueroa Street Towers, Downtown Los Angeles, CA

Prada, Beverly Hills, CA

Los Angeles Valley College Athletic Field+Facilities, Valley Glen, CA

Loyola Marymount University Master Plan, Los Angeles, CA

USC Landscape/Hardscape Master Plan and Upgrades, Los Angeles, CA

**Education**

Gonzaga University, Spokane, WA
BS, Civil Engineering

Registrations

Professional Engineer – CA C73594
Professional Engineer – TX 94896

Professional Affiliations/Recognition

American Society of Civil Engineers

Doug Conlon, PE
PRINCIPAL, KPFF

As an Associate Engineer with the Los Angeles office of KPFF, Mr. Conlon is responsible for client contact, establishment of fees and schedules, supervision of engineering and drafting personnel, project design and production, overall project coordination and construction administration. Mr. Conlon has 33 years of experience as a civil engineer and 10 years at KPFF.

Doug Conlon is involved in all aspects of civil design including grading, drainage, erosion and site utilities and is often the main contact for the architect and contractor. He is also a CASQA certified Trainer of Record for Qualified Storm Water Pollution Prevention Plans (SWPPP) Developers (QSD) and Qualified SWPPP Practitioners (QSP).

Representative Projects:

Culver Studios, Culver City, CA

C3, Culver City, CA

Culver Crossroads QSP Services, Culver City, CA

9919 Jefferson Boulevard Low Rise Creative Office Campus Study, Culver City, CA

Los Angeles County Museum of Art (LACMA) Transformation Projects, Los Angeles, CA

Los Angeles County Museum of Art B-CAM, Los Angeles, CA

The Broad Museum, Los Angeles, CA

Miraloma Park and Community Center, Anaheim, CA

Vista Hermosa Park, Los Angeles, CA

California African American Museum, Los Angeles, CA

City of Hope Master Plan, Duarte, CA

Los Angeles Convention Center - Pico Hall, Los Angeles, CA

Santa Monica Big Blue Bus Maintenance Facility, Santa Monica

2nd and Hope Parking Structure, Los Angeles, CA

207 Goode Avenue Office Building, Los Angeles, CA

Park Place Development North Loop Road, Irvine, CA

Los Angeles Trade-Technical College South Campus Project (LEED Gold) and Streetscape Improvements, Los Angeles, CA

UCLA Terasaki Life Sciences Building (LEED Silver), Los Angeles, CA



Mark D. Fergus, FRICS

REGIONAL DIRECTOR, CUMMING

Mark has been providing contract administration, project controls and cost estimating services for the international construction industry since 1991. As Regional Director, Mark is responsible for the overall delivery of cost management services to our valued client base within the south-western United States. Mark's experience includes large scale mixed-use, regional retail and hospitality projects and has worked for contractors, private development firms and consultant organizations.

Education

Bachelor of Science,
Quantity Surveying with Honors, Napier
University, Edinburgh, Scotland, UK

Registrations

Fellow of the Royal Institution
of Chartered Surveyors,
No. 0842804

Professional Affiliations/Recognition

Member, Association for the Advance-
ment of Cost Engineering International,
No. 64756
Royal Institution of Chartered Surveyors,
Southern California Chapter Chair

Mark has proven expertise at preparing estimates and controlling budgets from early stage feasibility through completion and operations for a large variety of project types. He also has extensive working knowledge of providing cost management control and contract administration for all conventional and alternate project delivery methods. Additionally, Mark has experience analyzing bids, negotiating change orders, and participating as lead in negotiation and preparation of pleadings in alternate dispute resolution, arbitration and adjudication.

Representative Projects:

CA Dept. of General Services, Union Ave. Bldg. & Parking Lot ADA Review, L.A., CA
City of L.A., Ports O'Call, San Pedro, CA
Confidential Client, Iconic Building Conversion to Offices, Los Angeles, CA
County of L.A., Ford Theatre, Hollywood, CA
County of Los Angeles - Rancho Los Amigos South Campus, New ISD & Probation
HQ Buildings Conceptual Phase, Downey, CA
County of Los Angeles, Consolidated Correctional Treatment Facility Project Peer
Review, Los Angeles, CA
County of Los Angeles, Standards & Guidelines for Trades Staffing Requirements,
Los Angeles, CA
Barclays, Office Renovation Due Diligence Options Study, Los Angeles, CA
L.A. County Metropolitan Transportation Authority, Sustainability Program
Support, Los Angeles, CA
Orange County Sanitation Dist., Admin. Facilities Planning, Fountain Valley, CA
Pershing Square Renew, Downtown Public Space Design Review, Los Angeles, CA
San Bernardino County Housing Authority, Valencia Grove Housing Community,
238-Unit Affordable Housing Project, Redlands, CA
Tribune Company, Mixed-Use Development Scenarios, Los Angeles, CA