



Jollyman Park All-Inclusive Playground Project

for the City of Cupertino



Statement of Qualifications | August 30, 2021

Jollyman Park All-Inclusive Playground Project

for the City of Cupertino

Submitted by:

PlaceWorks

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In Association With:

TranSystems

Brookwater Irrigation Consultants

Safeplay by Design

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CHAPTER 1:

Transmittal Letter

August 30, 2021

Evelyn Moran, Project Manager
City of Cupertino
10300 Torre Avenue
Cupertino, CA 95014

Re: Jollyman Park All-Inclusive Playground Project

Dear Evelyn:

Please accept the attached submittal as PlaceWorks' statement of qualifications to provide design services for the Jollyman Park All-Inclusive Playground Project. Our team's experience in park design, green schoolyards, and community engagement, combined with our history of successful projects in Cupertino, make us highly qualified to assist with this project.

Our highly qualified team has the necessary expertise in schoolyard greening, park renovation, construction documents and administration, site engineering, and community engagement to help implement Cupertino's and the community's vision and goals for the project. PlaceWorks brings a long tradition of community-based design and facilitation, and we have worked successfully in communities to bring about the implementation of park, trail, and greening projects.

As you know, PlaceWorks is one of the West's preeminent planning and design firms, with approximately 120 employees in six offices. Serving both public- and private-sector clients throughout the state, PlaceWorks provides comprehensive planning, environmental review, urban design, landscape architecture, community outreach, and Geographic Information Systems (GIS) services. Our talented, multidisciplinary team thrives on working with communities to tackle complex problems and develop workable solutions. PlaceWorks is all about places and how they work geographically, environmentally, functionally, aesthetically, and culturally. We are also passionate about how we work with our clients. PlaceWorks brings together people from diverse practice areas, offering best-of-all-worlds capability and connectivity. Just as each place we work is distinctly different, so is our thinking.

To complement our in-house services, we have partnered with TranSystems to provide civil and structural engineering, Brookwater to provide irrigation design and review, and Safeplay by Design to provide playground inspection.

The team will be led by our landscape architecture division, based in our Berkeley office. PlaceWorks currently has five licensed landscape architects and a strong support bench of skilled production staff. Please do not hesitate to contact me if you need more information. The PlaceWorks team looks forward to working with you on this interesting and challenging project.

Sincerely,
PLACEWORKS



Isabelle Min, LEED AP, RLA
Principal

CHAPTER 2:

Overview and Summary

PlaceWorks is excited about this opportunity to engage with the City of Cupertino (City) and its residents and help design an all-inclusive playground at Jollyman Park. While the expansive 11-acre park offers a variety of amenities to its visitors, the addition of a playground would make for an excellent resource to families and their children. The City has completed a comprehensive process of selecting a suitable park location for this new playground, culminating in the City's All-Inclusive Playground Feasibility Study. We understand that one of the main priorities found in the City's All-Inclusive Playground Feasibility Study was to design and build a state-of-the-art, all-inclusive playground that benefits both neighboring residents and visitors from the region. Building on the Feasibility Study's findings, the City hopes to further develop design concepts, cost estimates, a maintenance plan, and identify funding sources for implementation.

Jollyman Park is uniquely well-suited to be the site of the new playground. Adjacent Stelling Road has buffered bike lanes, and feeds into an existing parking lot in the park with ADA stalls. An accessible restroom and drinking fountain are connected to the future playground site by an accessible pathway system that winds through mature shade trees and over existing topography that could be utilized in the new playground design.

PlaceWorks is familiar with the unique opportunities and challenges that come with designing an all-inclusive playground. A design that emphasizes thoughtful circulation and textures helps guide users through different play spaces. Play elements arranged in zones according to type of sensory input and sounds they provide make the user experience more predictable and enjoyable. Quiet zones and calm spaces are also important to include as an option alongside active areas. By implementing strategies such as these, the design for Jollyman Park can provide an exciting and full play experience that appeals to all users, especially those with unique challenges and accessibility needs.

CHAPTER 3:

Firm Qualifications and Experience

PlaceWorks is a privately owned California S-Corporation managed by a board of directors. PlaceWorks currently employs approximately 120 people in six offices throughout the state. PlaceWorks serves both public- and private-sector clients throughout the state in the fields of comprehensive planning, environmental review, urban design, landscape architecture, community outreach, and Geographic Information Systems (GIS). Our talented, multidisciplinary team thrives on working with communities to tackle complex problems and develop workable solutions.

PlaceWorks is all about places and how they work geographically, environmentally, functionally, aesthetically, and culturally. We are also passionate about how we work with our clients. PlaceWorks brings together people from diverse practice areas, offering best-of-all-worlds capability and connectivity. Just as each place we work on is distinctly different, so is our thinking.

PlaceWorks has years of experience with the planning and design of parks, schoolyards, recreational facilities, and community places. Our landscape architecture team brings enthusiasm and expertise to all phases of landscape planning and design, from early visioning and master plans to design documents and construction administration. Our relevant work includes the Jean Sweeney Open Space, a park with nature play areas recently completed for the City of Alameda; Markham Elementary Living Schoolyard for the Trust for Public Land (TPL); Youth Urban Foresters Training for Canopy; and the Saratoga Quarry Park Master Plan, which won an Outstanding Planning Document Award in 2016 from the California Association of Environmental Professionals.

From conceptual planning to site specific design and details, PlaceWorks creates landscapes that are sustainable, context sensitive, and inspiring. Our design work in parks balances community needs with protection and enhancement of the natural environment. Our projects reflect locally appropriate design patterns and include innovative uses of plant materials and constructed elements to create a sense of place. PlaceWorks also knows that project success depends on successful community engagement. We strive for a public participation process that develops community leaders and forges stronger community relationships. As a result, PlaceWorks' projects reflect the interests and concerns of community members and decision makers. We employ a variety of in-person and online outreach tools—including workshops; special events; surveys; and our proprietary, customizable online engagement platform—to elicit creative input and participation from all stakeholders. By successfully opening dialogue and building support, we help move projects from vision to final approval. We have worked in a variety of setting and formats, using translated materials in numerous languages.

Contracts and Capacity

PlaceWorks is currently working on a variety of projects throughout the state of California. Our proposed team for the Jollyman Park All-Inclusive Playground Project has sufficient staff resources and the capability to perform the work required under this contract. With a staff of approximately 120 employees and six office locations, PlaceWorks is able to complete the work both efficiently and effectively.

Litigation

PlaceWorks is currently involved in a construction defect case involving the Embarcadero Bridge over the Lake Merritt Channel. General Contractor Flatiron West, Inc. filed the initial complaint on October 29, 2019 against the City of Oakland for Breach of Contract. The City of Oakland cross-complained against T.Y.Lin /AECOM on July 21, 2020. T.Y Lin/AECOM subsequently filed a cross-complaint against DCE/PlaceWorks on March 5, 2021. The claims against DCE/PlaceWorks include breach of contract, indemnity and declaratory relief. The claims are currently pending.

Approach

PlaceWorks uses the following approach in our work on community-based design projects for schoolyards, parks and public open space:

CREATIVE DESIGN OF NATURE PLAY AND INNOVATIVE OUTDOOR ENVIRONMENTS. PlaceWorks excels at creating outdoor environments that are flexible, engaging, unique, and inspiring. We seek opportunities to include interpretive and educational themes in our designs, and to foster exploration and creative play. At Jean Sweeney Open Space Park, a 27-acre community park in the heart of Alameda, PlaceWorks prepared design development and construction documents for trails, bike-ways, and a nature play area that incorporated natural elements, such as boulders and logs repurposed from City tree maintenance, with playground equipment to create a unique and memorable playground experience for both young children and older youth. For the Markham Elementary Living Schoolyard, PlaceWorks helped to renovate underutilized asphalt with features that include outdoor classrooms, nature play areas, an expanded community garden, and an orchard. At Carter Gilmore Sports Complex in Oakland, PlaceWorks prepared a teaching workbook outlining suggested curriculum for grades K-12 that was based on landscape design elements.



YOUTH ENGAGEMENT AND PARTICIPATORY DESIGN. We create and carry out a broad range of outreach and engagement strategies that are customized to meet the needs of the client, the budget, and the project. We are very flexible in our approach to engagement and pride ourselves on our ability to build consensus and support, which translates into a longer-term stewardship by both participants in the process and the end users. When developing plans for parks and schoolyards, we believe that engaging youth is especially critical. For the Youth Urban Foresters Training for Canopy, PlaceWorks mentored high schoolers from Oxford Day Academy and Canopy's Teen Urban Forester (TUF) program through the process of designing a site plan for an underutilized Oxford Day Academy space. During development of the Saratoga Quarry Park Master Plan, PlaceWorks assisted the City of Saratoga in developing opportunities for boy scouts and other volunteers to help implement the Master Plan through invasive plant removal and other hands-on projects. We will work with Bridges Academy and the Oakland Unified School District (Oakland USD) to develop materials, activities, and events that effectively connect with students and community members. PlaceWorks staff frequently facilitates and assists with community events in multiple languages, and regularly organize on-site events and pop-ups to seek input on site design and proposed improvements.



SCHOOLYARD EXPERIENCE. PlaceWorks has substantial experience with the evaluation, visioning, design, construction documentation, and construction administration of public parks and schools in challenging urban environments, including multiple projects in San Francisco, the East Bay, and Santa Clara County. We understand the special challenges associated with schoolyards, including that materials and plants must be chosen to withstand concentrated foot traffic and kid curiosity, and that installation and upkeep may be provided in part by parent/care-giver volunteer groups with mixed skills and schedules. In

addition, the review processes required by the school district and Division of the State Architect (DSA) must be incorporated into the design process. PlaceWorks is currently assisting with DSA coordination for Markham Elementary Living Schoolyard project, and we understand how to successfully incorporate DSA coordination into the design process. PlaceWorks is also well-prepared to carefully analyze existing site conditions and infrastructure and anticipate potential conflicts while also improving Americans with Disabilities Act (ADA) access and universal design.

REALISTIC PHASING, PRIORITIZATION, AND COST ESTIMATION. Plans must be buildable, affordable, and maintainable within established budgets. Our team includes landscape architects, civil engineers, and certified irrigation designers with cost-estimating expertise to ensure a successful outcome. PlaceWorks has a solid track-record estimating project costs. In the last year, the bidding climate and contractor fees have become increasingly volatile and has derailed many public agency projects. PlaceWorks ensures that cost estimates are up to date with current costs and has helped clients to adjust and quickly prioritize elements and phase designs efficiently to maximize improvements and stay on schedule.



CLIENT SERVICE. PlaceWorks' priority is to provide our clients with exemplary service. We understand that clients rely on consultants to provide timely, well-executed work. To that end, we strive for efficiency, budgetary control, and extraordinary design explorations. We also understand the clear and regular communication that is needed to successfully implement a green schoolyard project at an OUSD facility. We will support TPL in ongoing communication with OUSD and the Bridges community throughout the course of the project.



SUSTAINABILITY AND MAINTENANCE. PlaceWorks is a leader in the field of sustainable design and has worked closely with many organizations, including Build it Green, the California Urban Water Conservation Council, and StopWaste.org to develop guidelines, design templates, and maintenance manuals that address material selection, stormwater management, and high-efficiency irrigation. Materials and design detailing are carefully considered with the project team early in the design process to ensure spaces park are built to the desired standards and guidelines. We will work with TPL and OUSD to ensure that the project considers and incorporates any design guidance that is concurrently being developed for OUSD Green Schoolyards.

CHAPTER 4:

Staff Qualifications and Experience

This chapter describes the key personnel who will be assigned to the project. Our relevant qualifications are included in the following chapter. Full resumes for the key staff identified below are included in the appendix at the end of this SOQ.

PlaceWorks

Isabelle Minn, LEED AP, RLA, Principal-in-Charge

Isabelle has 20 years of experience in community-based design and planning. Her work has focused on landscape architecture and urban design, with an emphasis on the protection of open space and natural resources, as well as on improving and greening our urban areas. She has managed a wide range of projects from large, open space master plans to urban forestry plans and site planning and design projects. She strives to create a balance between protecting resources and increasing public access. She has also managed many trail planning and design projects, from large-scale trail master plans to construction documents. Recently, Isabelle's work has emphasized meeting park and open space needs in park-poor communities. She served as the Principal-in-Charge of the Comprehensive Countywide Parks and Recreation Needs Assessment for the County of Los Angeles, the Concord Hills Regional Park Land Use Plan and Environmental Impact Report (EIR) for East Bay Regional Park District, and the Pigeon Point Light Station State Historic Park General Plan for California State Parks. Isabelle is fluent in Spanish and has extensive experience leading and facilitating outreach for park and urban greening projects in both English and Spanish.

As Principal-in-Charge, Isabelle will ensure that all products are produced on-time, on-budget, and meet the highest standards of quality. Additionally, she will be available to facilitate public workshops and critical meetings throughout the process.

Jesse Jones, ASLA, Senior Associate, Senior Designer

Jesse brings to every project a broad range of experience in landscape design and environmental analysis. Her areas of focus include landscape infrastructure, including low-impact design interventions; school gardens and outdoor learning environments; shoreline parks; and trail planning and design. As a landscape architect at PlaceWorks, Jesse provides research and design services, including construction documentation, conceptual design, and graphic production for a variety of project types. Currently, Jesse is serving as the project manager for Tidewater Area of Martin Luther King Jr. Regional Shoreline, a 7-acre open space located on the Oakland Estuary that includes a nature play area, outdoor classroom, expansive lawn, coastal planting, shoreline vista points, and an internal trail network. Jesse is also the project manager for the Milpitas Playground Assessment, which includes working with a Certified Playground Safety Inspector (CPSI) to evaluate existing facilities and provide detailed recommendations for replacements and upgrades. Prior to joining PlaceWorks, Jesse worked as a landscape designer for environmental restoration, as well as an environmental educator and school garden instructor. During graduate school, Jesse worked as an intern with the San Francisco Parks Alliance on their collaborative project for Parks 94124, a community group based in the Bay View-Hunter's Point neighborhoods.

Spence Koehler, Associate, Project Manager

Spence's lifelong fascination with art, music and nature inspire his work at PlaceWorks. He grew up in the Sierra Nevada foothills, then came to the Bay Area, where studies in Industrial Design and an affinity for the natural landscape merged, leading him to the field of Landscape Architecture. He focuses his creativity on parks, trails, and the urban landscape, benefitting our communities and natural surroundings. Prior to joining PlaceWorks, Spence designed and managed residential projects that emphasized natural landforms and native plant palettes. His familiarity with the wide variety of plant species grown in California, combined with experience in the construction field, informs his design approach. Spence applies his design and rendering skills to conceptual designs, planting plans, visual simulations and construction drawings for a variety of projects including: Lakeside Green Streets for the City of Oakland, Jean Sweeney Open Space Park for the City of Alameda, Moraga Commons Playground for the City of Moraga, and Iris Chang Park for the City of San Jose.

As Project Manager, Spence will be responsible for the day-to-day management of the project, as well as for maintaining regular contact with City staff, coordinating with subconsultants, facilitating workshops, and attending all project meetings.

TranSystems

Jerome de Verrier, PE, Senior Civil Engineer

Jerome has served as project manager and civil engineer for numerous projects throughout Northern California predominantly in site development, roadway design, flood control and stormwater management. He has a wealth of experience and knowledge with full project implementation from concept to completion. His particular areas of expertise include storm drainage design, flood control and stormwater management techniques; roadway design and pavement rehabilitation; utility design including pump stations; traffic handling and construction phasing. At TranSystems, Mr. de Verrier is responsible for project management and civil engineering for a wide range of transportation and municipal projects.

Mark J Woods, PE, Senior Project Engineer

Mark joined TranSystems in 2016 incorporating his structural engineering experience to the firm. His responsibilities include engineering design and quality control/assurance for a number of new, existing, and retrofit projects, for public, private, and federal agencies. He possesses a wide range of engineering experience from design, specification writing, cost estimating, and quality control/quality assurance. His projects have incorporated seismic evaluations, seismic designs, retrofits utilizing fiber reinforced polymers (frp), and concrete repairs for a number of new and renovation facilities for clients in aviation, rail trucking, maritime, local and federal government, and military agencies.

Darin D. Plitt, PE, Electrical Engineer

Darin has more than 28 years of experience in design of electrical systems for commercial, government and transportation facilities. He received his Bachelor's Degree in Electrical Engineering from Geneva College and is a registered Professional Electrical Engineer in 19 states. The types of electrical systems that he has designed include power distribution, interior and exterior lighting, power generation, and various types of data/communications and electronic security systems for both public-sector and private-sector clients. The following are some of the public park projects for which Mr. Plitt has provided electrical design services:

Brookwater Irrigation

Janet Luehrs, President/Principal

Janet has been involved in the irrigation industry for 44 years. Janet has a creative approach to irrigation design, which brings innovative solutions to irrigation system design and water management opportunities. As Principal of the firm, she consults with clients, directs design development and oversees the execution of plans utilizing AutoCAD, Vectorworks and MicroStation as appropriate. She works in concert with clients and our design team to drive the development of technical specifications, innovative design solutions as well as ensuring water management objectives are met. Janet is active in the American Society of Irrigation Consultants (ASIC) and a member of the Irrigation Association. She is an award-winning designer and widely acknowledged by her peers as being among the top Irrigation Consultants in the nation.

Safeplay by Design

David Spease, President

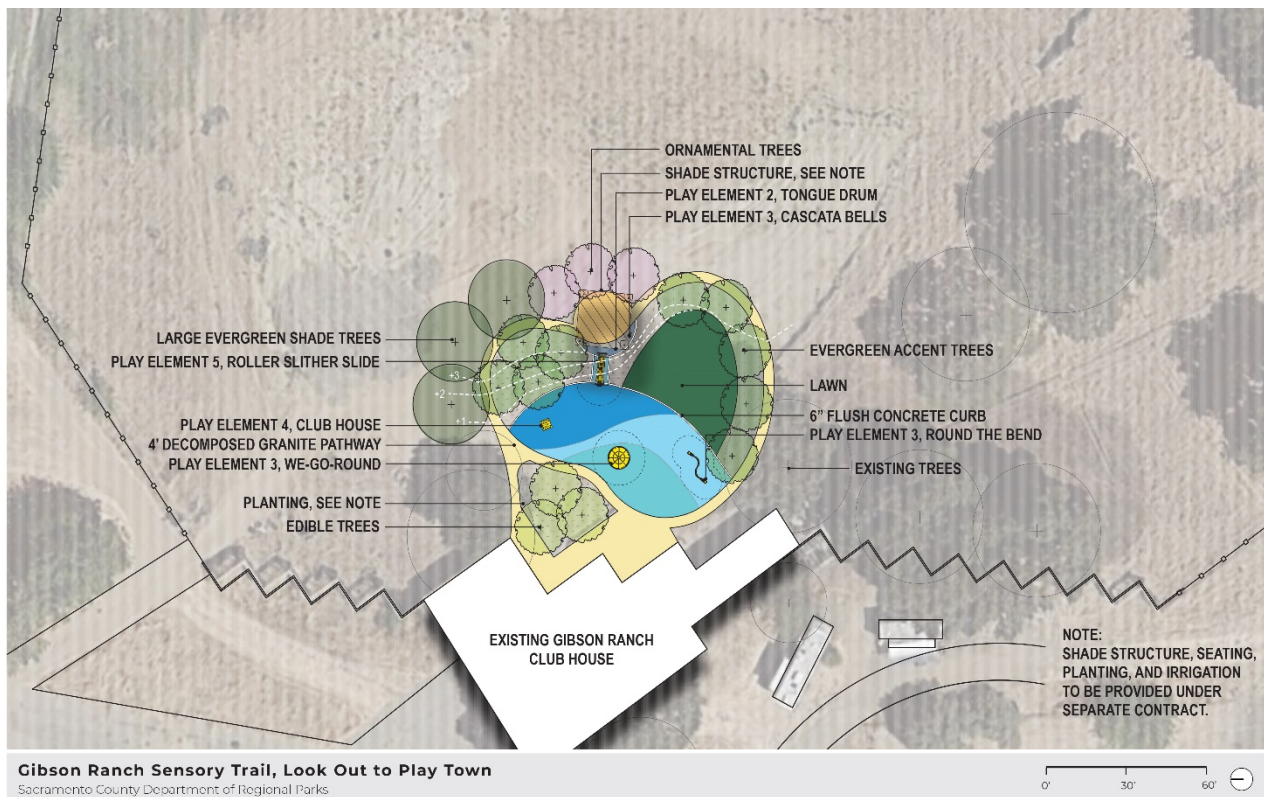
David Spease is a Landscape Architect registered with the State of California. He was a Landscape Architect for the City of Sacramento for 32 years. He designed many of the City Parks and Recreational facilities, participated in the preparation of several City-Wide Parks and Recreational Master Plans. His duties included construction management, inspection, budgeting, and grant applications. His projects have included play areas and play equipment, sports fields, exercise and running courses, horse trails, boat launching and docking facilities, wading pools and water play features, golf Courses and Off Road Bike Trails. He helped develop the City Water Conservation Ordinance, the Parking Lot Shade ordinance and the Fence ordinance. He was involved in Subdivision Review and landscape review.

CHAPTER 5: Similar Projects

This chapter describes our recent, relevant experience. In addition to project summaries, we have indicated our role on the project as well as the role of key staff.

Gibson Ranch Sensory Trail for the County of Sacramento

PlaceWorks developed the concept design and preliminary cost estimate for the Gibson Ranch sensory trail and playground for the Sacramento County Regional Parks Department. PlaceWorks worked closely with the Sacramento County Regional Parks to ensure the project aligned with programmatic design priorities as well as the project funding budget. The Gibson Ranch sensory trail and playground is an inclusive playground that will foster a safe and supportive play experience for all children, with special design features for children on the spectrum. The playground area will enhance and activate the existing Gibson Ranch community building. This playground will feature a main trail loop that will hug a new lawn area and central playground space. The playground will include rubberized play surface to ensure the durability and safety well as specially selected play equipment that will expose children to a variety of sensorial play experiences such as opportunities for socialization play, body awareness play, sheltered play, music play and active play. The concept design is currently being reviewed by County staff.



ROLE Prime Consultant

KEY STAFF Spence Koehler, Project Manager

Jean Sweeney Open Space Park for the City of Alameda

PlaceWorks prepared design development and construction documents for this unique 27-acre community park in the heart of Alameda. The design process built upon a masterplan developed by the City with input from residents. PlaceWorks conducted community outreach with residents and stakeholders to ensure that the final project fulfilled their vision for the site. A phasing plan was developed separating construction and bidding of the park into four phases. The first phase of construction includes the Cross-Alameda Trail, a shaded Class I bike trail which runs along the northern edge of Jean Sweeney Open Space Park.

The second phase of construction includes the eastern end of the Park, with a large nature playground, great lawn, picnic pavilion, parking lot and stormwater treatment planting. The park incorporates elements from the site's previous use by the Beltline Railway, including a historic train shelter and interpretive signage about Jean Sweeney's legacy as an open space advocate. The nature play area incorporates natural elements, such as boulders and logs repurposed from City tree maintenance, with playground equipment to create a unique and memorable play experience for both young children and older youth. The third and fourth phases of the park will expand the park by adding, a large community garden, demonstration orchards, a bicycle skills course, habitat planting areas, and hiking trails with ongoing opportunities for outdoor education and nature-watching.



ROLE Prime Consultant

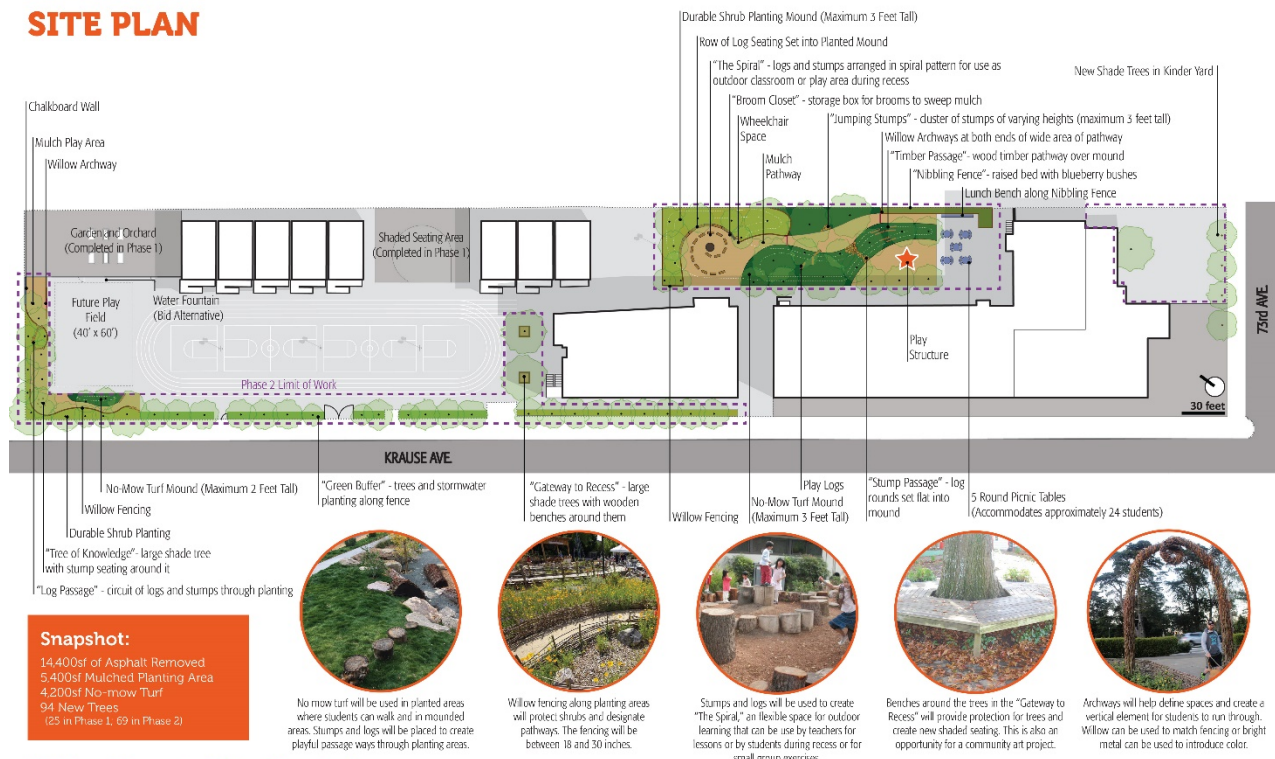
KEY STAFF Jesse Jones, Design Staff

Markham Elementary Green Schoolyard for the Trust for Public Land and Oakland Unified School District

The Markham Elementary Green Schoolyard project is a collaborative team effort between the Trust for Public Land (TPL), Oakland Unified School District (OUSD) and Markham Elementary community. Located in Oakland’s industrial district, the schoolyard and surrounding neighborhood suffer from poor air quality, noise pollution and a general lack of green space. A priority for this project was to create a living schoolyard that promotes outdoor play in a hardy, sustainable and safe landscape. PlaceWorks worked with TPL to transform underutilized asphalt play courts at the school into a living schoolyard with major features that include an outdoor classroom, numerous nature play areas, an expanded community garden, and an orchard that offers students opportunities for outdoor education and experience working in the garden. Based on design ideas developed in a comprehensive community-outreach process, PlaceWorks developed a site master plan and construction documents. Phase 1 of the project was completed in the summer of 2019 and included the expanded garden space, the fruit tree orchard, and the shaded seating area.

Phase 2 was significantly influenced by the COVID-19 pandemic with California issuing a statewide shelter-in-place order during the development of construction documents. OUSD remained closed during the design phase and the value of outdoor learning spaces became more apparent. Construction was completed in June 2021, and the site will be ready to welcome students in Fall 2021 with new outdoor classrooms, comfortable spaces for social distancing, and established plant materials. This project will be a celebrated community asset and open space resource to the school and greater neighborhood community for generations to come.

SITE PLAN



Snapshot:
 14,400sf of Asphalt Removed
 5,400sf Mulched Planting Area
 4,200sf No-mow Turf
 94 New Trees
 (25 in Phase 1, 69 in Phase 2)



No-mow turf will be used in planted areas where students can walk and in mounded areas. Stumps and logs will be placed to create playful passage ways through planting areas.



Willow fencing along planting areas will protect shrubs and designate pathways. The fencing will be between 18 and 30 inches.



Stumps and logs will be used to create "The Spiral," an flexible space for outdoor learning that can be used by teachers for lessons or by students during recess or for small group exercises.



Benches around the trees in the "Gateway to Recess" will provide protection for trees and create new shaded seating. This is also an opportunity for a community art project.



Archways will help define spaces and create a vertical element for students to run through. Willow can be used to match fencing or bright metal can be used to introduce color.

Markham Elementary Living Schoolyard

Design: Development

November 22, 2019

ROLE	Prime Consultant
KEY STAFF	Jesse Jones, Design Staff; Spence Koehler, Design Staff

Lakeside Green Streets for the City of Oakland

PlaceWorks worked with the City of Oakland to develop a comprehensive urban greening retrofit along Oakland’s iconic Lake Merritt, as outlined in the 2002 Lake Merritt Master Plan. The project included several components. The intersection of Lakeside Drive and Harrison Street was completely reconfigured, and this task served as an opportunity for narrowing and removing paved areas and applying complete streets principles, building roadway rain gardens, and improving the urban character, walkability, and user experience at the lake. The project creates a new pedestrian- and bicycle-friendly multimodal corridor connection along Lakeside Drive and Harrison Street. Adjacent Snow Park was also redesigned, and new features were added to meet the needs of the local community. These include a new state-of-the-art terraced play area and a pedestrian promenade, with a highly visible rain garden featuring a custom art piece by local artists WowHaus. The sculpture represents a mythical water-dwelling creature that connects the site’s location near the lake and the rainwater elements in the park. PlaceWorks designed the space to highlight the sculpture and bring people into the heart of the park. The project was designed to meet Bay-Friendly Landscape standards, including permeable and high-albedo paving, native and climate adapted plantings, and high recycled content in all purchased materials.

PlaceWorks also provided outreach and coordination with the community and multiple advisory committees to create conceptual plans for the park, streetscape, and lakeside improvements. The plans were developed into construction documents that included specific enhancements for roadways, electrical systems, street lighting, and stormwater infrastructure, including ample rain gardens. PlaceWorks’ role on this project included environmental review under CEQA and NEPA. PlaceWorks also provided construction administration.



ROLE	Prime Consultant
KEY STAFF	Jesse Jones, Design Staff; Spence Koehler, Design Staff

CHAPTER 6:

References

CLIENT	Annie Youngerman, Project Manager, Trust for Public Land
PROJECT	Markham Elementary Green Schoolyard
DATES OF WORK	January 2019 – June 2021
CONTACT INFO	415.800.5201 annie.youngerman@tpl.org
RESULTS/ DELIVERABLES	PlaceWorks worked with TPL to transform underutilized asphalt play courts at the school into a living schoolyard with major features that include an outdoor classroom, numerous nature play areas, an expanded community garden, and an orchard that offers students opportunities for outdoor education and experience working in the garden.

CLIENT	Liz Bellas, Director, Sacramento County Regional Parks
PROJECT	Gibson Ranch Sensory Trail
DATES OF WORK	September 2020 – In Progress
CONTACT INFO	916.875.7275 bellase@SacCounty.net
RESULTS/ DELIVERABLES	PlaceWorks developed the concept design and preliminary cost estimate for the Gibson Ranch sensory trail and playground for the Sacramento County Regional Parks Department.

CHAPTER 7:

Fee Schedule

This chapter includes a current labor rate/fee schedule valid for the project duration. Rate sheets for our proposed subconsultants are included in the appendix.

PLACEWORKS –STANDARD FEE SCHEDULE

STAFF LEVEL	HOURLY BILL RATE
Principal	\$210-\$335
Associate Principal	\$195-\$225
Senior Associate/Senior Scientist II	\$170-\$210
Senior Associate/Senior Scientist I	\$160-\$190
Associate/Scientist II	\$135-\$165
Associate/Scientist I	\$125-\$150
Project Planner/Project Scientist	\$105-\$125
Planner/Assistant Scientist	\$90-\$110
Graphics Specialist	\$90-\$135
Administrator	\$145-\$200
Clerical/Word Processing/Technical Editor	\$45-\$150
Intern	\$75-\$95

Subconsultants are billed at cost plus 10%.
 Mileage reimbursement rate is the standard IRS-approved rate.
 Possible Yearly Increase of 5% on bill rates.

CHAPTER 8:

Insurance Coverage

The standard insurance levels are acceptable and can be satisfied without modification.

We confirm receipt of Addendum No. 1, issued on August 23, 2021.

RESUMES



ISABELLE MINN, ASLA, LEED AP

Principal

Isabelle has over nineteen years of experience in community-based design and planning. Her work has focused on landscape architecture and urban design, with an emphasis on the protection of open space and natural resources, as well as on improving and greening our urban areas. She has managed a wide range of projects from large, open space master plans to urban forestry plans and site planning and design projects. She strives to create a balance between protecting resources and increasing public access. Isabelle has developed multi-disciplinary studies addressing physical, biological, cultural, and policy issues that affect watersheds. She has also managed many trail planning and design projects, from large-scale trail master plans to construction documents, and she is an expert on the development of urban greening projects. Recently, Isabelle's work has emphasized meeting park and open space needs in park poor communities. She served as the Principal-in-Charge of the Comprehensive Countywide Parks and Recreation Needs Assessment for the County of Los Angeles, the Concord Hills Regional Park Land Use Plan and EIR for East Bay Regional Park District, and the Pigeon Point Light Station State Historic Park General Plan for California State Parks.

HIGHLIGHTS OF EXPERIENCE

OPEN SPACE AND TRAILS

- » San Vicente Redwoods Public Access Plan, Santa Cruz County CA
- » Los Angeles County Trails Assessment and Mapping, LA County CA
- » Cloverdale Ranches Alternatives Planning, Pescadero CA
- » La Honda Creek Open Space Preserve Master Plan, La Honda CA
- » Laguna de Santa Rosa Protected Lands Trail Plan, Sonoma County CA
- » Wavecrest Concept Plan, Half Moon Bay CA
- » Mori Point Trail Planning and Design, Pacifica CA

PARKS AND CIVIC LANDSCAPES

- » Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment, LA County CA
- » Master Plan for Sustainable Parks and Recreation, LA County CA
- » Saratoga Quarry Park Master Plan, Saratoga CA
- » Martial Cottle Park Master Plan, San Jose CA
- » Trancas Crossing Park and Napa River Trail, Napa CA
- » Windsor Gateway Mixed-Use Development Project, Windsor CA

HABITAT RESTORATION AND RESOURCE PLANNING

- » Los Angeles River Ranger Establishment Plan, Los Angeles CA
- » Benicia Urban Waterfront Enhancement and Master Plan, Benicia CA
- » WaterTalks: Planning for Water in Underserved Communities, Los Angeles and Ventura Counties
- » Lake Merritt Bird Island Enhancements, Oakland CA
- » Comanche Creek Vegetation Management Plan, Chico CA
- » Trancas Crossing Park and Napa River Trail, Napa CA
- » Breuner Marsh Restoration EIR, Richmond CA
- » Lower Peninsula, West Valley, and Guadalupe Watershed Stewardship Plans, Santa Clara County CA

EDUCATION

- » MS, Resource Ecology and Management, University of Michigan, Ann Arbor
- » Master of Landscape Architecture, University of Michigan, Ann Arbor
- » BS, Environmental and Resource Science, University of California, Davis

REGISTRATIONS

- » California Licensed Landscape Architect No. 5248

CERTIFICATIONS

- » Leadership in Energy and Environmental Design Accredited Professional

AFFILIATIONS

- » American Society of Landscape Architects
- » California Urban Forests Council, Board Member
- » Bay Area Trails Collaborative, Member

Team member since 2001





ISABELLE MINN

Principal

iminn@placeworks.com

URBAN AGRICULTURE AND URBAN FORESTRY

- » Salinas Urban Greening Plan, Salinas CA
- » Oroville Urban Area Master Greening Plan, Oroville CA
- » Urban Farm and Garden Master Plan, Alameda CA
- » El Monte Urban and Community Forestry Management Plan, El Monte CA
- » Agricultural Park Consulting Services, Davis CA
- » Urban Farm Design Services, Treasure Island, San Francisco CA

SITE PLANNING AND DESIGN

- » San Leandro Boulevard-BART Pedestrian Interface Plan, San Leandro CA
- » Bay Clarke-Weeks-Pulgas Conceptual Plan, East Palo Alto CA
- » North Redwood Boulevard Planning Study, Novato CA
- » Southwest Chico Neighborhood Plan, Chico CA
- » Sonoma Plaza Pedestrian Corridor and Land Use Study, Sonoma CA
- » Bolinas Lagoon Preserve Conceptual Site Plan, Bolinas CA
- » North Broadway Neighborhood Plan, Bay Point CA
- » Riverbank Ammunition Plant Specific Plan and EIR, Riverbank CA
- » Windsor Gateway Mixed-Use Development Project, Windsor CA

PUBLICATIONS

- » “Stream Restoration and Channel Daylighting” (co-author), In Landscape Architecture Graphic Standards, 1st ed., Leonard J. Hopper (ed.), John Wiley & Sons, 2006

SPEAKING ENGAGEMENTS AND TEACHING

- » “Maximizing the Benefits of Urban Greening”, 2010 APA California Chapter Conference, Carlsbad CA
- » “Parks as Resource Management Tools”, 2009 APA California Chapter Conference, Squaw Valley CA
- » “Site Planning for Creeks, Riparian Corridors, and Wetlands”, UC Davis Extension course

AWARDS

- » Los Angeles County Comprehensive Parks and Recreation Needs Assessment: 2017 Public Outreach Award, California Chapter APA; 2017 Public Outreach Award, California APA, Los Angeles Section; 2016 Marketing & Communications Award of Excellence, California Park & Recreation Society
- » San Francisco Bay Trail Design Guidelines and Toolkit: 2018 Long Range Plan Award, The Waterfront Center; 2017 Urban Design Award, California APA, Northern Section; 2017 Planning Award of Merit, California Trails & Greenways
- » Los Angeles County Master Plan for Sustainable Parks & Recreation: 2019 Award for Excellence in Sustainability, National APA, Sustainable Communities Division; 2017 Sustainability Award: Green Region Initiative, SCAG; 2016 Exceptional Urban Forestry Program Award, California Urban Forests Council; 2016 Innovation in Green Community Planning Award of Merit, California APA, Los Angeles Section
- » Quarry Park Master Plan: 2016 Outstanding Planning Document Award, California AEP
- » Salinas Forest Assessment and Urban Greening Plan: 2016 Astounding Urban Forestry Project Award, California Urban Forests Council
- » Martial Cottle Park, San Jose CA: California Chapter APA Award of Excellence, Innovation in Green Community Planning Award, 2011; Northern Section, California APA, Innovation in Green Community Planning Award, 2011

LEADERSHIP AND COMMUNITY

- » Board Member, California Urban Forests Council, 2011- 2016



JESSE JONES, ASLA

Senior Associate, California Licensed Landscape Architect

Jesse brings to every project a broad range of experience in landscape design and environmental analysis. Her areas of focus include landscape infrastructure, including low-impact design interventions; school gardens and outdoor learning environments; shoreline parks; and trail planning and design. As a landscape architect at PlaceWorks, Jesse provides research and design services, including construction documentation, conceptual design, and graphic production for a variety of project types. Currently, Jesse is serving as the project manager for Tidewater Area of Martin Luther King Jr. Regional Shoreline, a 7 acre open space located on the Oakland Estuary that includes a nature play area, outdoor classroom, expansive lawn, coastal planting, shoreline vista points, and an internal trail network. Jesse is also the project manager for Cross Alameda Trail in the City of Alameda and the Wavecrest Coastal trail in the City of Half Moon Bay. Prior to joining PlaceWorks, Jesse worked as a landscape designer for environmental restoration, as well as an environmental educator and school garden instructor.

HIGHLIGHTS OF EXPERIENCE

LANDSCAPE ARCHITECTURE

- » Tidewater Use Area of Martin Luther King Jr. Regional Shoreline, East Bay Regional Parks District, Oakland CA
- » Snow Park and Lakeside Green Streets, Oakland CA
- » Shields-Reid Park, Richmond CA
- » Iris Chang Park, San Jose CA

NATURE PLAY AND PLAYGROUND DESIGN

- » Jean Sweeney Open Space Park, Alameda, CA
- » Pierce Street Park, City of Albany
- » 95th and Normandie Pocket Park, Westmont, CA

TRAIL/STREETScape DESIGN

- » Wavecrest Coastal Trail Project, Half Moon Bay CA
- » Cross Alameda Trail, Alameda, CA
- » Richmond Wellness Trail, Richmond, CA

OPEN SPACE AND RESOURCE PLANNING

- » Pigeon Point Light Station State Historic Park General Plan
- » Master Plan for Sustainable Parks, Los Angeles County CA
- » Concord Hills Regional Park Land Use Plan, East Bay Regional Parks District

EDUCATION

- » Master of Landscape Architecture, University of California, Berkeley CA
- » BA, Environmental Studies and Urban and Architectural Studies, New York University, New York NY

REGISTRATIONS

- » California Licensed Landscape Architect No. 6371

AFFILIATIONS

- » American Society of Landscape Architects (ASLA)

Team member since 2013

AWARDS

- » Master Plan for Sustainable Parks, Los Angeles County CA
 - » California Parks & Recreation Society, Award of Excellence, Marketing & Communications, 2016
 - » California Chapter APA Award of Merit, Innovation in Green Community Planning Award, 2016
- » 2011 University Olmsted Scholar, Landscape Architecture Foundation



JESSE JONES

Senior Associate

jjones@placeworks.com



SPENCE KOEHLER

Associate

Spence's fascination with design and the outdoors inspires his work at PlaceWorks. He grew up in the Sierra Nevada foothills, and studied design in San Francisco and Oakland. His areas of focus are parks, trails, and the urban landscape. As Project Landscape Designer, he employs his design and rendering skills, as well as a strong knowledge of plants, materials and construction to develop conceptual designs, construction drawings and visuals for all phases of the design and planning process. Prior to joining PlaceWorks, Spence designed and managed Bay Area residential design/build projects that emphasized natural landscapes and native plant palettes.

EDUCATION

- » AA, Landscape Architecture
Merritt College of Oakland
- » BA, Industrial Design
San Francisco State University

Team member since 2017

HIGHLIGHTS OF EXPERIENCE

PARKS AND CIVIC LANDSCAPES

- » Tidewater Use Area at MLK Jr. Regional Shoreline, Oakland CA
- » Lakeside Green Streets, Oakland CA
- » Jean Sweeney Open Space Park, Alameda CA
- » Iris Chang Park, San Jose CA
- » 95th and Normandie Pocket Park, Los Angeles CA
- » Family Harvest Farm, Pittsburg CA
- » Conceptual Design Plans for Multi-use Recreation/Community Facility and Adjoining Park, Foster City CA
- » Moraga Commons Playground, Moraga CA
- » Sanborn Conceptual Park Use Plan, Saratoga CA
- » Canyon Lakes Fountain and Landscape Project, San Ramon CA
- » Oxford Day Academy Design & Training Program (Project Manager), East Palo Alto CA
- » City Hall Demonstration Garden, Emeryville CA
- » Lake Merritt Bird Island Enhancements, Oakland CA
- » Watson Park Renovations, San Jose CA
- » Richmond Wellness Trail Fitness Zone, Richmond CA
- » The Lower Walnut Creek Restoration Project, Martinez CA

TRAIL PLANNING AND DESIGN

- » Wavecrest Coastal Trail, Half Moon Bay CA
- » Cross Alameda Trail at Ralph Appenzato Memorial Parkway, Alameda CA
- » San Vicente Trail System, Big Sur CA
- » Saratoga-to-the-Sea Trail Design, Saratoga CA

STREETSCAPE IMPROVEMENTS

- » Ohlone Greenway BART Station Area Access, Safety and Placemaking Improvements Project, El Cerrito CA
- » East 14th Street Streetscape Project, Alameda CA
- » I-80/Gilman Intersection Improvement Project, Berkeley CA
- » Lakeside Green Streets, Oakland CA

PARK MASTER PLANS/ SPECIFIC PLANS

- » Midtown Specific Plan, Long Beach CA
- » Specific Plan for the Concord Naval Weapons Station, Concord CA
- » Foster City Park System Master Plan, Foster City CA

- » Affordable Housing Strategy, Sunnyvale, CA
- » Santa Clara Valley Transportation Authority, Curtner Station Housing, Santa Clara CA

VISUAL SIMULATIONS

- » Ball Estates Staging Area (Project Manager), Alamo CA
- » City Hall Demonstration Garden, Emeryville CA
- » CEQA Review for the Livermore Community Solar Farm, Livermore, CA
- » Terra Vi Lodge, Tuolumne CA
- » Canyon Lakes Fountain and Landscape Project, San Ramon CA



SPENCE KOEHLER

Associate

skoehler@placeworks.com

Jerome de Verrier, PE **Senior Civil Engineer** **Assistant Vice President**

Jerome has served as project manager and civil engineer for numerous projects throughout Northern California predominantly in site development, roadway design, flood control and stormwater management. He has a wealth of experience and knowledge with full project implementation from concept to completion. His particular areas of expertise include storm drainage design, flood control and stormwater management techniques; roadway design and pavement rehabilitation; utility design including pump stations; traffic handling and construction phasing. At TranSystems, Mr. de Verrier is responsible for project management and civil engineering for a wide range of transportation and municipal projects.

BART Multimodal Transit Facility, Pittsburg, CA

Project Manager/Civil Engineer. TranSystems, under contract to the City of Pittsburg, CA, was responsible for a project to develop a short-term parking lot, pick-up and drop off, bus transfer and bike parking for a BART station opening in downtown Pittsburg at Railroad Avenue. The project included design of an approximately ¼ mile long multiuse path along the State Highway right of way that directly connects a Pittsburg residential neighborhood to the transit facility. TranSystems provided professional engineering services to complete an in-house design started by City personnel that included complete civil design (including utility and stormwater management/low impact development design), site lighting, site security, specifications and estimate, utility coordination, completion of required Caltrans technical memos for federal funds authorization, application for and obtaining Caltrans encroachment permit, addressing Caltrans' comments, and assistance during bidding. The project also included completion of the Caltrans Categorical Exclusion (CE) document to support NEPA clearance, including air quality analysis, species surveys, and regulatory agency approvals. This \$2.8M project was completed in May of 2018. Project Manager at the City of Pittsburg is Richard Abono, (925) 252-4115.

C-5 Static Display, Travis Air Force Base, CA

Civil Engineer of Record. The scope of this project included the design of a temporary tow route to facilitate the transfer of a decommissioned Lockheed C-5 Aircraft from the airfield to the proposed display site as well as the design of the 4.5 acre display site. The design included a land survey, geotechnical investigation, civil, structural, landscape architecture, and electrical design. The client requested the display site include a means for guests to walk all the way around the aircraft, means for guests to get close to the aircraft, accessible connections to the adjacent existing parking lot and existing park area, appropriate locations for the placement of (4) memorial plaques and (1) wayside sign, display lighting of the aircraft, convenience receptacles on the display site and within the aircraft fuselage, and restriping of the adjacent parking lot. The estimated construction cost for this work was \$2.4M.

Iris Chang Park, San Jose, CA

Project Manager/Civil Engineer. TranSystems worked with PlaceWorks to provide civil and electrical engineering design for this unique art park in San Jose that included erosion control plans and details, grading and drainage plans, utility service plans, and lighting design. The park incorporated some unique design features such as the 'ripple', which emulated the shape of a water surface when an object is dropped into it. The feature presented



EXPERIENCE | Transportation

Registrations

Professional Engineer (Civil):
CA No. C60334

Education

B.S., Civil Engineering,
Northern Arizona University, 1992
M.S., Civil Engineering,
Purdue University, 1994

Years of Experience: 23

Years with Firm: 14



some design challenges to make sure it would drain properly and hold its shape after completion. The civil team prepared stormwater management plans and calculations as part of the design effort. Design was completed in June 2018. The City of San Jose plans on bidding and constructing the project immediately. Construction should be complete in 2019 at an estimated cost of \$2.4M.

Lakeside Green Streets Project, Oakland, CA

Project Manager/Civil Engineer. Mr. de Verrier designed this \$12.1M improvement project in downtown Oakland adjacent to Lake Merritt. This high profile project, funded by Measure DD and other federal and state grants, is one of many projects the City of Oakland is undertaking to beautify and improve the multi-use path, roadways and park spaces around this landmark feature of the City. The project elements included roadway narrowing of Harrison Street and Lakeside Drive, eliminating one of the three major intersections at the heart of the project area, addition of buffered bike lanes, protected bikeways and a two-way cycle track for all project streets, addition of two bus stops with bus pads, stormwater treatment facilities to treat approximately half of all project roadways, improvements to Snow Park that included a children's play area and seismic retrofit and refurbishment to the historic restroom, and new trail pavement and landscaping along the Lake edge. The project will provide safer facilities for cyclists and pedestrians. TranSystems was responsible for the development of roadway conceptual design, all roadway improvements (except lighting and traffic signal), including the bike facilities, restroom architectural, structural and electrical design, erosion control plans, wet utility design, construction phasing and traffic handling plans for each phase, and all civil engineering required for the project. The project completed construction in May 2019. City of Oakland Project Manager is Ali Schwarz at 510-238-7310.

Tidewater Use Area at Martin Luther King, Jr. Regional Shoreline, Oakland, CA

Project Manager/Civil Engineer. TranSystems provided civil and electrical design and construction support services for new park land on East Bay Regional Park District property adjacent to the existing Tidewater Boating Center. The project involves renovating the eight-acre parcel previously leased to Flexi-Van, a truck chassis leasing company, to include Bay Trail realignment, tree massing, picnic areas, meadow areas, a 125 stall parking lot, a boat storage area and a new restroom building. Unique features of this \$8M project included raising site grades to meet year 2070 sea-level rise, providing electric vehicle charging stations, and soil surcharging of the site prior to construction of final improvements. Design services included grading and drainage plans and details, stormwater management and treatment, interim grading plan and utility relocation for the initial soil surcharging phase, erosion control plans and details, parking lot and storage yard layout, wet utility design, structural details, construction phasing and implementation of the challenging geotechnical recommendations; site lighting, restroom power, electric vehicle charging station design and new electric service to support the new infrastructure. New improvements to be completed in 2022.

West of Twin Peaks Soccer Field, Travis Air Force Base, Fairfield, CA

Civil Engineer of Record. TranSystems provided all Title I Investigation and civil and electrical design services for a new FIFA standard soccer field at Travis AFB in the area referred to as West of Twin Peaks. In addition to the soccer field, the construction documents included parking lot for 50 vehicles, bleacher pad, storage shed, low impact development facilities, field lighting, a score board and landscaping design.

Mark J Woods, PE Senior Project Engineer

Mr. Woods joined TranSystems in 2016 incorporating his structural engineering experience to the firm. His responsibilities include engineering design and quality control/assurance for a number of new, existing, and retrofit projects, for public, private, and federal agencies. He possesses a wide range of engineering experience from design, specification writing, cost estimating, and quality control/quality assurance. His projects have incorporated seismic evaluations, seismic designs, retrofits utilizing fiber reinforced polymers (frp), and concrete repairs for a number of new and renovation facilities for clients in aviation, rail trucking, maritime, local and federal government, and military agencies.

University of California Irvine, Steele / Burnand Anza-Borrego Desert Research Center, Borrego Springs, CA

Structural Engineering: Responsible for structural design for a \$2.85M renovation, upgrades, and improvements to the existing research facilities. The improvements to the research facility allowed increase studies among the university students within the Anza – Borrego ecological area. Awarded directly with UCI, the complex included new laboratories, residential structures, covered courtyards, covered staging areas, among other site improvements.

P-966 Training Detachment (Tradet) SWG ONE Operations Facility, Coronado, CA

Structural Engineer of Record (SEOR). Responsible for structural engineering project management and overall execution of Title I design and Title II construction phase services. TranSystems served as DoR and provided full construction plans, specifications, design analysis, sustainability services, site investigations, and PCAS for this \$40M, 80,220-GSF facility. The facility includes three buildings for operations, training, and combat training tank, including excavation, grading, paving, roadways, and parking. Buildings included a 2-story, 49,878-SF operations facility, 9,205-SF training facility, and 21,383-SF combat training tank complex, as well as exterior training areas. The ground floor of the operations building houses personnel storage cages for operational gear storage, interior and exterior operational load out areas, storage bays, combatives, and multi-purpose rooms for functional training. The second-floor houses administrative offices, instruction, training, and health/rehabilitation areas.

C-5 Static Display, Travis Air Force Base, CA

Structural Engineer of Record (SEOR). The scope of this project included the design of a temporary tow route to facilitate the transfer of a decommissioned Lockheed C-5 Aircraft from the airfield to the proposed display site as well as the design of the 4.5-acre display site. The design included a land survey, geotechnical investigation, civil, structural, landscape architecture, and electrical design. The client requested the display site include a means for guests to walk all the way around the aircraft, means for guests to get close to the aircraft, accessible connections to the adjacent existing parking lot and existing park area, appropriate locations for the placement of (4) memorial plaques and (1) wayside sign, display lighting of the aircraft, convenience receptacles on the display site and within the aircraft fuselage, and restriping of the adjacent parking lot. The estimated construction cost for this work was \$2.4M.



EXPERIENCE | Transportation

Registrations

- Professional Engineer (Civil): CA, License: 77293
- Professional Engineer: SC, License: 38518
- Professional Engineer: TX, License: 141057

Education

B.S., Civil Engineering
California State University, Fullerton

Years of Experience

20

Years with Firm

5

4I Area ANGLICO, RECON, & BEQ Complex MCB Camp Pendleton, CA

Structural Engineering / AT/FP Specialist: Engineer responsible for structural design and appropriate design criteria. The \$135.4M 4I Area ANGLICO, RECON, & BEQ Complex consists of a campus of 20 facilities and infrastructure improvements including 2 parking structures over three distinct sites within 4I Area Las Flores at Marine Corps Base Camp Pendleton, CA. As a part of a design/build team, TranSystems was the overall Designer-of-Record for the entire program and responsible for a design that met all performance and program requirements. The project has been awarded 3 LEED Platinum and 1 LEED Gold Certifications.

Kitchen Creek Heliport, Pacific Southwest Region R5, Cleveland National Forest, CA

Structural Engineering: Responsible for structural design for a new \$7.4M heliport complex to help provide the National Forest Service with a southern firefighting base. Awarded directly with the National Forest Service, the complex included three facilities: 2,473 SF administrative office, 1,680 SF maintenance operations, and 12,000 SF hangar. The project is listed on 9 acres of unimproved land, included two new heliport landing zones, taxiways, new roads, and miscellaneous structures.

Communication / Information Systems Operations Complex, Marine Corps Base, Camp Pendleton, California

Structural Engineering: Responsible for structural engineering design of the new Communication / Information Systems Operations Complex at Camp Pendleton, CA. This is a design/build project for which TranSystems was the Designer of Record. The project is a six building campus of communications and information systems facilities and miles of communications distribution network. The buildings include a Host-witch Facility, Headquarters Building, Maintenance-Supply Building, Cable Warehouse and two Area Distribution Network Buildings.

Repair Battalion Building 53423, Area 53, Marine Corps Base Camp Pendleton, California

Mr. Woods' responsibilities included Project Engineering and Project Management for the structural design and construction services for the renovation and retrofit of the two story concrete and cmu administration facility. The project incorporated cost saving design employed by Mr. Woods, utilizing FRP strengthening technics to the existing structure. The utilization of the FRP products to the existing structure maximized the usable space for the Marine Corps Battalion division and extended the life of the facility.



Darin D. Plitt, PE
Electrical Engineer

Mr. Plitt has more than 28 years of experience in design of electrical systems for commercial, government and transportation facilities. He received his Bachelor's Degree in Electrical Engineering from Geneva College and is a registered Professional Electrical Engineer in 19 states. The types of electrical systems that he has designed include power distribution, interior and exterior lighting, power generation, and various types of data/communications and electronic security systems for both public-sector and private-sector clients. The following are some of the public park projects for which Mr. Plitt has provided electrical design services:

Iris Chang Park, San Jose, CA

TranSystems worked with Placeworks to develop the electrical service, power distribution system, pathway lighting, and unique sculpture/artwork lighting systems. Emphasis was placed on vandal-resistant construction of the electrical systems.

Lakeside Green Streets/Snow Park, Oakland, CA

TranSystems worked with Placeworks to design electrical power and lighting systems for renovation of this public park, including restroom facilities and exterior walkways.

Tesora Viejo, CA – planned housing community in Madera County, CA

Designed the electrical services and lighting systems for the pedestrian pathways through the public park areas of the housing development.

East Bay Regional Park District – MLK Tidewater Park, Oakland, CA

Designed the electrical services, power distribution and lighting systems for the renovation and expansion of this public park area which includes restroom facilities and boat storage areas. *(Design work currently in progress)*

Antioch Marina, Antioch, CA

Designed the electrical systems for the addition of restroom facilities to the public-access boat launching areas. *(Design work currently in progress)*

Travis Air Force Base, CA – C5 Aircraft Static Display

Designed the electrical service, power distribution system and unique aircraft display lighting system for this park area located within the grounds of the Air Force Base.

Los Angeles County Metropolitan Transportation Authority (ie Metro)

Developed the Lighting Design Criteria Handbook that Metro now uses to define how new and renovated lighting systems in all Metro rail and bus transit stations are to be designed including lighting systems for interior areas, exterior vehicular and pedestrian areas, landscaped areas, and artwork lighting. The Handbook was developed from a viewpoint of standardizing lighting system design using state-of-the-art energy efficient LED fixtures and implementing lighting criteria that not only serve the needs of the general public but met the special needs of patrons with low-vision impairments.

City of Sacramento DOT - Sacramento Railyards Redevelopment

Designed all new lighting and power distribution systems for rail transit area of redeveloped rail yards. Infrastructure included facilities for Union Pacific Railroad, Amtrak, and various rail and bus-based transit agencies. Lighting included



Registration

Professional Engineer (Electrical): CA, 2003
As well as 18 other states

Education

BSEE, Electrical Engineering
Geneva College, 1990

Years of Experience

28

Years with Firm

14



exterior rail platform lighting, tunnel lighting and walking path lighting. The overall project was selected as the APWA Project of the Year – Transportation Category.

Danville Mass Transit, City of Danville, Illinois – Richard Brazda Transfer Terminal

Provided design of electrical service, power distribution, interior and exterior lighting for a new public transit bus terminal.

Eastport Port Authority – Eastport, Maine

Designed lighting and power distribution for renovation of public-access pier/breakwater and boat docking facilities open to vehicular traffic.

Station ADA Compliance & State of Good Repair Assessments, Amtrak, Various Locations

Conducted complete assessments of several dozen Amtrak stations located across the USA to determine their level of compliance with ADA requirements and to identify required or pending maintenance needs. Assessments covered building architectural and structural elements, HVAC systems, plumbing systems including toilets, fire protection systems, electrical systems including lighting, parking areas, ingress/egress routes, passenger loading platforms and track crossing areas.



JANET SUE LUEHRS

EMPLOYMENT EXPERIENCE:

- 7/2002 - Present BROOKWATER, Pleasanton, CA
PRINCIPAL / PRESIDENT
Project manager; irrigation design, consulting and water management
Office Management.
- 9/1994 – 6/2002 BROOKWATER, San Ramon, CA
SENIOR ASSOCIATE
Irrigation design, consulting and water management for Industrial,
Commercial, Municipal, Park and Residential projects.
Office Management.
- 8/1990-3/1991 BROOKWATER, San Ramon, CA
DRAFTSPERSON, DESIGNER
Irrigation design and drafting for Industrial, Commercial, Municipal,
Park and Residential projects.
- 2/1986-Present HELPING HAND LANDSCAPE DESIGN, INC, Pleasanton, CA
PRINCIPAL
Landscape and irrigation design and drafting in partnership with Robert
Luehrs (spouse.) Active in company from 1986 to 1991.
- 4/1975-2/1986 LUEHRS LANDSCAPE CO., Pleasanton, CA
PRINCIPAL
Residential landscape construction and commercial maintenance in
partnership with Robert Luehrs (spouse.) Worked actively in field part
time. Responsible for office management and accounting.

CERTIFICATIONS / REGISTRATIONS:

- Irrigation Association: Certified Irrigation Designer – Commercial
- Irrigation Association: Certified Irrigation Water Auditor
- EPA Water Sense Partner

PROFESSIONAL ORGANIZATIONS

- Member of American Society of Irrigation Consultants
 - Executive Board Member of ASIC National
 - President of ASIC No. Cal. Chapter
- Member of the Irrigation Association

AWARDS

- Outstanding Partner in Education 2014 from the Association of California School Administrators
- California Legislature Assembly Certificate of Recognition
- Excellence in Irrigation Merit Award 2017 from the American Society of Irrigation Consultants
- Excellence in Irrigation Honor Award 2018 from the American Society of Irrigation Consultants

RATES



Office Schedule of Rates

TranSystems Corporation Schedule of Hourly Rates for 2021 California

Classification	Rate	Classification	Rate
Administrative I	85.00	Designer III	240.00
Administrative II	105.00	Electrical Engineer II	150.00
Administrative Manager I	175.00	Electrical Engineer III	180.00
Administrative Manager II	200.00	Electrical Engineer IV	250.00
Administrative Manager III	250.00	Electrical Engineer V	300.00
Analyst I	115.00	Industry Specialist I	150.00
Analyst II	150.00	Industry Specialist II	200.00
Analyst III	200.00	Industry Specialist III	250.00
Analyst IV	270.00	Industry Specialist IV	260.00
Analyst V	350.00	Industry Specialist V	275.00
Architect I	125.00	Marketing Administrator II	125.00
Architect II	170.00	Marketing Administrator III	150.00
Architect III	240.00	Planner I	100.00
Architect IV	275.00	Planner II	130.00
Principal / Architect V	350.00	Planner III	175.00
Civil Engineer I	140.00	Planner IV	305.00
Civil Engineer II	165.00	R/W Specialist III	150.00
Civil Engineer III	240.00	Structural Engineer I	115.00
Civil Engineer IV	305.00	Structural Engineer II	155.00
Civil Engineer V	380.00	Structural Engineer III	225.00
Construction Services I	115.00	Structural Engineer IV	260.00
Construction Services II	140.00	Technician I	85.00
Construction Services III	220.00	Technician II	125.00
Construction Services IV	275.00	Technician III	130.00
Construction Services V	300.00	Technician IV	185.00

- Sub-contracted labor, material testing equipment, printing and technical photography, and all other direct job costs to be paid at cost.
- Vehicle mileage to be paid at the current IRS rate per mile.
- The rates set forth on this initial Schedule of Rates shall be the rates provisions in effect from the date of this Agreement until December 31, 2021. TranSystems will revise the Schedule of Rates annually and will submit the revised Schedule of Rates which shall automatically become effective with regard to this Agreement and the Services performed under this Agreement on January 1st of the next calendar year.



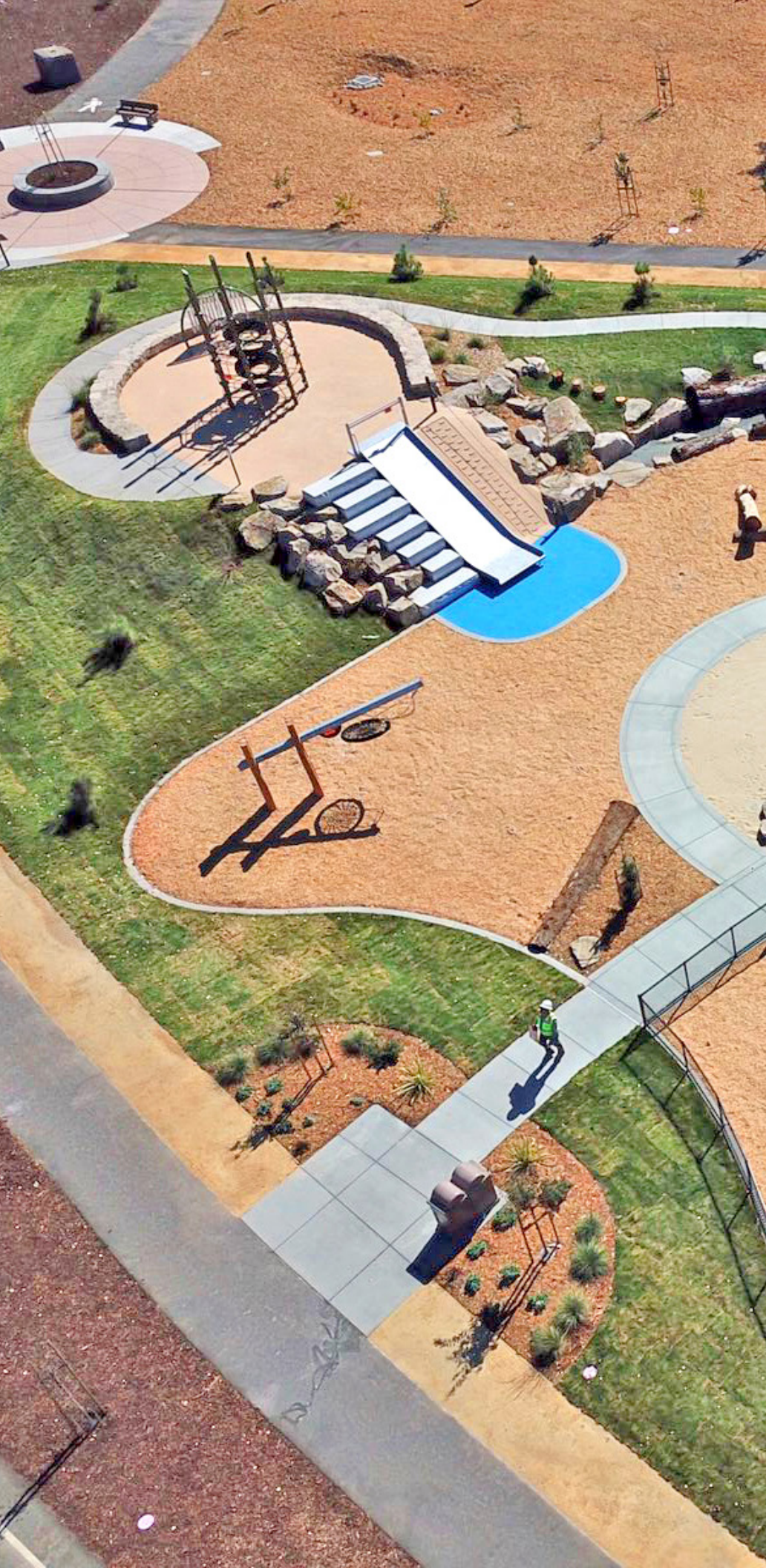
BROOKWATER

PUBLISHED BILLING RATES

Principal in Charge	\$210.00 per hour
Project Manager	\$175.00 per hour
Designer	\$150.00 per hour
CADD Operator / Drafter	\$110.00 per hour
Clerical	\$88.00 per hour
Consultation	\$175.00 per hour
Site Observation	\$175.00 per hour
Water Audits (typically .75 hours per valve)	\$150.00 per hour

BROOKWATER IRRIGATION CONSULTANTS

480 SAINT JOHN STREET, SUITE 220 PLEASANTON CALIFORNIA 94566
TEL 925•855•0417 FAX 925•855•0357 EMAIL JANET@BROOKWATER.COM





 **PLACEWORKS**

2040 Bancroft Way, Suite 400
Berkeley, California 94704
t 510.848.3815

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