



Item No. 16 Town of Atherton

CITY COUNCIL STAFF REPORT – REGULAR AGENDA

**TO: HONORABLE MAYOR AND CITY COUNCIL
GEORGE RODERICKS, CITY MANAGER**

FROM: ROBERT OVADIA, PUBLIC WORKS DIRECTOR

DATE: MARCH 16, 2022

**SUBJECT: APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH
GARAVAGLIA ARCHITECTURE, INC. FOR THE ATHERTON RAIL
STATION REMODEL PROJECT**

RECOMMENDATION

The City Council approve a professional Services agreement with Garavaglia Architecture, Inc. in the amount of \$107,303 for design services related to the remodel of the Atherton Rail Station building and area; authorize the City Attorney to prepare the agreement; and authorize the City Manager to sign the agreement.

BACKGROUND

Through a Project and Funding Agreement with the Peninsula Corridor Joint Powers Board (JPB) and the San Mateo County Transportation Authority (SMCTA) as part of the closure of the Atherton Station, the Town secured \$400,000 in support of "...development and implementation of an initial plan by the Town to provide site improvements in the Maintenance and Use Area shown in Exhibit B, including landscaping and screening improvements and potential modifications to the station building to integrate the station building into the Town Center...".

Funding provided by the JPB and SMCTA could be used for either the integration of the train station building into the Town Center or the study and potential implementation of pedestrian access improvements between the Town Center and the Menlo Park Caltrain Station.

At its November 17, 2021, the City Council authorized staff to release a Request for Proposals (RFP) for professional design services related to the remodel of the Atherton Station building, including the following key elements:

- Reorientation of the main entry to the building and enclosing the rear
- Weatherization of the Building
- Interior/exterior improvements
- Electronic and fixed displays

- Interior and exterior lighting
- Data and security connections (may be wireless)
- Building maintenance (roof, painting, etc.)
- Accessibility improvements
- Kiosk and signage improvements
- Seating and site furnishings
- Landscaping improvements

ANALYSIS

Responses to the RFP were due on January 12, 2022. The Town received one response, from Garavaglia Architecture, Inc. from San Francisco, California (Garavaglia). Garavaglia has extensive experience with Historic Structures including several projects related to rail stations. Projects include:

- Rinconada Library Renovation, Palo Alto
- Ukiah Railroad Station, Ukiah, CA
- Niles Depot Museum, Fremont, CA
- Palo Alto History Museum – Roth Building, Palo Alto, CA

Garavaglia's initial proposal, in the amount of \$125,670 did not include landscape screening along the rail corridor safety fencing. The proposal was considered high in relation to the anticipated construction budget as well as the overall budget. Staff worked with Garavaglia to fine tune the scope of work and budget to a total base amount of \$94,141, with an optional service to include design of landscape screening along the rail corridor fence line in the amount of \$13,162.

Given the historic nature of the building to the Town and its eligibility for inclusion in the state and national register of historic places, the intent is to design the project in conformance with the Secretary of the Interior's Standards for Rehabilitation and the California Historic Building Code. Garavaglia will be responsible for providing the appropriate documentation to the Planning and Building Department, based on previous assessments made during the environmental review of the Town Center Project to support the use of the Secretary of the Interior's Standards for Rehabilitation and Historic Building Code.

Staff will work with the City Council Ad Hoc Subcommittee through the design process.

POLICY FOCUS

The Council policy focus should be on the desire to renovate the Atherton Station buildings and surrounds to integrate it into the Town Center and to repurpose the building to celebrate the Town's history with Rail.

FISCAL IMPACT

A total of \$400,000 has been approved in the FY 2021-22 Capital Improvement Program budget for the remodeling of the Atherton station Building. The project is funded through the Measure A funding agreement with the Peninsula Corridor Joint Powers Board (JPB) and the San Mateo County Transportation Authority (SMCTA) entered into as part of the closure of the Atherton Station.

At this time, staff does not have an estimate of construction cost related to the project. Once design is complete, the Council will be able to determine funding sources and phasing should the cost of the project exceed the available funds remaining from the JPB and SMCTA.

GOAL ALIGNMENT

This report and its contents are in alignment with the following Council Policy Goals:

- Goal A – Maintain Fiscal Responsibility
- Goal B – Preserve Small Town Character and Quality of Life
- Goal C – Create and Expand the Town Center/Library
- Goal F – Be Forward-Thinking, Well-Managed, and Well-Planned

PUBLIC NOTICE

Public notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting in print and electronically. Information about the project is also disseminated via the Town’s electronic News Flash and Atherton Online. There are approximately 1,200 subscribers to the Town’s electronic News Flash publications. Subscribers include residents as well as stakeholders – to include, but be not limited to, media outlets, school districts, Menlo Park Fire District, service providers (water, power, and sewer), and regional elected officials. The Town maintains an active and up to date Project Website at <http://ca-atherton.civicplus.com/index.aspx?NID=290>.

COMMISSION/COMMITTEE FEEDBACK/REFERRAL

This item ___ has or X has not been before a Town Committee or Commission.

- ___ Audit/Finance Committee (meets every other month)
- ___ Bicycle/Pedestrian Committee (meets as needed)
- ___ Environmental Programs Committee (meets every other month)
- ___ Park and Recreation Committee (meets each month)
- ___ Planning Commission (meets each month)
- ___ Rail Committee (meets every other month)
- ___ Transportation Committee (meets every other month)

ATTACHMENTS

1. Garavaglia Proposal dated January 12, 2022
2. Revised Scope and Fee dated February 25, 2022

PROPOSAL FOR DESIGN SERVICES
FOR
ATHERTON RAIL STATION REMODEL PROJECT

Prepared for:
Town of Atherton, CA



Prepared by
Garavaglia Architecture
January 12, 2022



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SAN FRANCISCO, CA 94104

T: 415.391.9633

F: 415.391.9647

www.garavaglia.com

January 12, 2022

Robert Ovadia
Director of Public Works
Town of Atherton
80 Fair Oaks Lane
Atherton, CA 94027

RE: Historic Architecture Consulting Services for Atherton Rail Station

Dear Mr. Ovadia,

We are excited to submit this proposal for historic architectural design services for the Atherton Rail Station Remodel project in Atherton, CA. Garavaglia Architecture, Inc. understands the importance of and we are committed to creating an effective design that meets your current and future development goals. As an important property for Atherton and the community, the Atherton Rail Station needs careful consideration and application of best practices to evaluate the resource and plan for a lasting future. With that, the property can celebrate its history, and continue to serve the community while being a manageable property to operate.

As accomplished preservation architects and historians, our aim is to provide you with the most comprehensive and functional redesign plans possible. As part of this process, the Town will receive:

- Strategic leadership. Building plans are complicated documents that require input and approval from a variety of sources. We provide clear and skillful guidance to synthesize complex concepts and build consensus among stakeholders.
- Thoughtful and responsive project management. Each project is unique, and formulaic solutions rarely achieve ideal results. We work with each client to create a customized plan that meets their needs and often exceeds their expectations.
- Economic and professional value for the work. Efficient project delivery, budgetary economy, scalable and flexible services, a highly skilled staff, and attention to detail will create value for the Point Lobos Foundation.
- Attention and intimate involvement of the principal and senior staff. Delegation to intermediate staff is appropriate as an extension of the senior team members' involvement - not a substitute.

Our team is headed by Historical Architect and Principal in Charge, **Michael Garavaglia, AIA & LEED AP BD+C**, and Project Manager, **Ambrose Wong, Historic Architect**, both of whom exceed the qualifications under the Secretary of the Interior's Professional Qualifications Stan-

dards for Historic Architecture. **Anna Grune** is our Conditions Assessment Specialist for the project, and **Lauren Golden and Hannah Goldman** are our Architectural Historians, both of whom meet the Secretary of the Interior's Standards for Architectural History.

Our subconsultant team is comprised of highly qualified firms we have worked with on numerous projects.

Our firm would be pleased to have the opportunity to meet with you to discuss our qualifications and any of your project needs. Please do not hesitate to contact me if I can provide additional information. On behalf of Garavaglia Architecture, Inc. and the project team, I would like to thank you for the opportunity to present our qualifications. We look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Garavaglia". The signature is fluid and cursive, with a large loop at the end.

Michael A. Garavaglia, A.I.A (Lic. C14833), LEED BD+C
President, Garavaglia Architecture, Inc.
(415) 391-9633 *telephone* mike@garavaglia.com *e-mail*
www.garavaglia.com

FIRM PROFILES AND RESUMES

GARAVAGLIA ARCHITECTURE, INC. is a mission-driven firm with a vision for creating a place for history in all of our lives. We actively work to advance innovative and sustainable solutions for existing, older, and historic resources. We are committed to providing cost-efficient planning and architectural solutions for all types of historic resources. We identify the unique attributes of each project to create solutions that meet project goal and budget requirements. From project inception through completion, we provide a range of design and preservation services and remain flexible to accommodate changes to the project goals as they emerge.

We bring a fresh perspective to preservation, design, and sustainability that is progressive yet balanced, aligning client objectives with responsible stewardship and building management. This is achieved through careful design decisions, strategic environmental review procedures, and our expert knowledge of the Secretary of the Interior's Standards for the Treatment of Historic Properties, the California Building Code, the California Historic Building Code, energy codes, accessibility regulations (including ADA), and LEED-rated sustainability concepts. We integrate the complex applicability of these changing codes and standards into every project.

Garavaglia Architecture, Inc. has longstanding relationships with the California State Historic Preservation Office, National Trust for Historic Preservation, the California Preservation Foundation, the National Park Service, the General Services Administration, and the California State Department of Parks and Recreation, along with many other federal and city agencies, property owners, private developers, and nonprofit organizations. These relationships enable us to coordinate reviews, contracts, and submittals with efficiency and accuracy. We have extensive experience with projects addressing the needs of the California Environmental Quality Act (CEQA) with particular expertise in how CEQA applies to older buildings and how they may be impacted by these regulations.

Established in 1986, Garavaglia Architecture, Inc. has a reputation for providing clients with creative and competent solutions to their project needs. Our expertise and services include:

- Historic Structure Reports
- Adaptive Reuse & Renovation Strategies
- Feasibility Studies
- Architectural Design Services (programming through construction administration)
- Historic Resource Evaluations, Surveys, & Context Statements
- CEQA / Section 106 / NEPA Compliance
- SISR Compliance & Design Review
- Historic Building & District Nominations
- Conditions Assessments
- Conservation Services
- LEED & Sustainability Services
- Commercial District Revitalization
- Facade Improvement Programs
- Design Workshops

FIRM AWARDS



Marconi Hotel



Fiddletown Historic Structures



564 University Avenue



Palo Alto Rinconada Library

Award-winning projects don't just happen; they require innovation, creativity and most importantly dedicated professionals. We are honored to have recently received the following prestigious awards:

California Preservation Foundation 2017 Design Awards:

- Sierra Movie Coach #2 Historic Structure Report
- UCSC Hay Barn Feasibility Study

2016 Honor Award by the AIA San Francisco and San Mateo Chapter for Palo Alto Rinconada Library Renovation, Palo Alto, CA

California Preservation Foundation 2015 Design Awards:

- Marconi Hotel Historic Resource Evaluation, Marshall, CA
- Palo Alto Rinconada Library Renovation, Palo Alto, CA
- Bourne Mansion, San Francisco, CA

2015 Palo Alto Stanford Heritage Awards:

- Rinconada Library Renovation, Palo Alto, CA
- Forbes House, 564 University Avenue, Palo Alto, CA

2010 Governor's Historic Preservation Award for the Historic Chinese Structures, Fiddletown, CA

2010 Honor Award by the AIA San Francisco Chapter for the Historic Chinese Structures, Fiddletown, CA

California Preservation Foundation 2009 Preservation Design Awards:

- Historic Chinese Structures, Fiddletown, CA
- La Laguna de San Gabriel Historic Structures Report and Preservation Plan, San Gabriel, CA

2009 Los Angeles Conservancy Preservation Award for La Laguna de San Gabriel Historic Structures Report and Preservation Plan, San Gabriel

METHODS for SCOPE OF WORK

Garavaglia Architecture, Inc. firmly believes that one size does not fit all with regard to historic resource projects. We actively work to develop a framework that is based on a solid understanding of the property, recognition of the relative project budget, sensitivity to the client's specific goals, and stakeholder consensus. This process also allows us to provide the client with a range of options for maximizing available funding. Specific characteristics of our approach will include:

Coordination with the Town of Atherton (and Other Key Stakeholders, if needed)

The first step in creating a successful project is to foster clear communication with the client and establish an understanding of procedures and objectives. Garavaglia Architecture, Inc. initiates this with a kick-off meeting and follows up with on-going communication as the project progresses. For example, near the beginning of the project the client will review an annotated outline to confirm the intent of the document and clarify approach, if necessary. Such coordination makes for a more useful document and increases successful project outcomes.

Stewardship Sensitivity

Garavaglia Architecture, Inc. approaches every project with the intent to build consensus between the resource's past, its current state, and its future possibilities. We strive to understand our Clients' needs, recognizing that their desires must ultimately be aligned with what is appropriate for the resource and the available funding. Special considerations to include the voices of Atherton residents and stakeholders will be made.

Historic significance is often communicated through character defining features, but in some poorer communities the maintenance of those features may have suffered over time. The deterioration or alteration of these features will be identified and put into the context of the community's evolution. This will help achieve compliance with the Secretary of the Interior's Standards to demonstrate the integrity of the resource. Through research and site investigations, we gather data that informs appropriate treatment of the structures, refines rehabilitation strategies, and helps establish a model of responsible stewardship for the resource. We then translate this information into specific recommendations that can be effectively implemented.

Executive Integrated Project Management

Successful historic resource stewardship requires a deep understanding of historical context and significance. This understanding must be filtered through how that significance is communicated via a building's specific physical features in order to develop technical solutions that respect the resource and accomplish stated goals. This demands a team that can actively and seamlessly combine academic knowledge with building management and construction experience. With cross-disciplinary A/E training and protocols, Garavaglia Architecture, Inc., has developed a management approach that integrates these disciplines within our firm's organizational structure. This allows us to meld the responsibilities of your role as resource stewards with your desire for effective project recommendations to create a high-value, responsive project outcome.

Flexibility to Respond to Changing Project Needs

Our trained staff and strong working relationships with a variety of consultants provide flexibility to respond quickly to the needs of Alviso and the project management team.

Long-term Working Relationship with a Variety of Specialty Consultants

Garavaglia Architecture, Inc. invests in the ongoing, long-term training of its staff to continually increase our creativity and responsiveness to the opportunities and constraints presented when working with historic resources. We take the same approach with our consultant relationships: long-term partnering through collaboration on various project types, geographic locations, and building complexities. Over the years we have fostered strong working relationships with a wide range of consultants enabling us to meet a variety of projects needs in an efficient and cost effective manner.

Program Development and/or Workshop to Create Clear Project Goals

Garavaglia Architecture, Inc. finds that a program development workshop and/or visioning workshop at the onset may be beneficial to establish consensus regarding a project's needs. This workshop includes the client, key stakeholders, and the project team in a focused and collaborative working session to guide the planning process and set the direction for the project. The end goal of the workshop is to create a set of verifiable and prioritized procedures that address specific project needs and to establish the direction for the remainder of the project. Our experience has shown that a dedicated time for discussion of specific goals for each stakeholder is highly productive, reiterates established goals, and helps to build consensus on how the project will progress to achieve these goals.

Quality Control

Garavaglia Architecture, Inc. employs a project management system for the team that is designed to improve performance and communication. Our system involves a series of check-ins with the team at critical points throughout the project. By team, we include our staff, our sub-consultants as well as the Client and their representatives. We strongly believe that the Client is a critical part of the team, therefore clear and effective communications with the Client at defined stages is critical to project success. Internally, we refer to this system as the 10/50/90/100% check-in process. This process is designed to address the following:

- Define and agree on project goals
- Increase and improve communication among team members
- Provide for internal, incremental updates on the status of budget and work progress for both internal and external communications
- Increase opportunities for refinements
- Provide frequent recordation/updates of tasks to maximize team efficiency
- Maintain efficiency for production and delivery of work product

Qualities of our Services

As accomplished preservation architects and architectural historians, our aim is to provide the most comprehensive and functional historic preservation documents possible. As part of this process, the City of San Jose will receive:

- Thoughtful and responsive project management. Each project is unique, and formulaic solutions rarely achieve ideal results. We work with each client to create a customized plan that meets their needs.
- Economic and professional value for the work. Efficient project delivery, budgetary economy, scalable and flexible services, a highly skilled staff, and attention to detail.
- Attention and intimate involvement of the principal and senior staff. Delegation to intermediate staff is appropriate as an extension of the senior team members' involvement - not a substitute

RAILROAD PROJECT EXPERIENCE



Ukiah Railroad Station, Ukiah, CA
Rick Seanor, City of Ukiah Deputy Director
seanor@cityofukiah.com

Garavaglia Architecture developed a Resource Rehabilitation Report for this historic resource to guide the City’s efforts. The Northwestern Pacific Railroad constructed it as a freight and passenger depot in 1929. The rehabilitation work is limited to the approximately 3,000 sq. ft depot building and existing concrete areas immediately surrounding the depot.

The report presents a specific work plan for the rehabilitation proposed in the Transportation Enhancement Activity (TEA) Grant (“roofing, painting, electrical, plumbing, flooring, windows, and all necessary repairs to the structure”) that is consistent with the Secretary of the Interior’s Standards for Rehabilitation and the California State Historic Building Code. This report also recommended code upgrade based upon the then proposed office use for the North Coast Railroad Authority. In addition to the written report, Garavaglia Architecture created architectural diagrams of the rehabilitation and recommended code upgrade work. Following up on the recommendations made in the resource report, the City retained Garavaglia Architecture, Inc. to complete the plans and specifications for the proposed upgrades. This work is now complete and the building is now ready for future occupants.



Ione Freight Depot HRE, Ione, CA
Ed Pattison, Ione City Manager
EPattison@ione-ca.com

The former Southern Pacific Railroad depot at 503 Depot Road in Ione, California, is a one-story wood-frame building topped by a side-gabled roof. The building is located at the foot of Depot Road, just north of the railroad tracks. In July 2012, the City of Ione contracted Garavaglia Architecture, Inc. (GA) to provide a Historic Resource Evaluation (HRE) for the depot in connection with the proposed relocation of the building.

Garavaglia (GA) developed an HRE to support the updated significance evaluation for the building. Because the building was found to be eligible for the National Register of Historic Places and the California Register of Historical Resources, GA also completed a feasibility study provide an impacts analysis for the proposed relocation of the building. This portion of the report included recommendations for placement and orientation on the receiver site to ensure continued eligibility of the building for the state and national historic registers. GA also provided the City of Ione with a rendering showing recommended siting, orientation, parking, and site improvements.

GA was also asked by the City of Ione to conduct a peer review of foundation plans that were developed by a local engineering firm engaged by the Amador County Historical Society who had raised funds for the work. Along with the review of the plans GA also reviewed the contractor’s budget estimate. The Depot was relocated in mid 2013 and awaiting development of the receiver site.



**Bodie-Benton Railroad Office HSR, Bodie State Historic Park
Dan Osanna, CA DPR Resource Services Section**

dan.osanna@parks.ca.gov

The Bodie-Benton Railroad Office is a wood frame building in the National Register listed former mining town of Bodie, CA. During recent NHL District examination, a stakeholder visioning session brought to light competing goals. GA worked with the various parties to arrive at a consensus for the building's future use, while remaining sensitive to the concerns and constraints of each party. The HSR retains the known historic integrity of the building by balancing the existing conditions, stakeholder requirements, and DPR's long term goals. A historic finishes analysis clarified the construction chronology with relative dating of paint and wallpaper samples. An ADA access study was included based on short- and long-term building use goals. Findings were presented as a prioritized and phased plan with recommendations for implementation and future study. In an effort to further support the building's reuse plans, a rendering was included to assist with fundraising for the eventual construction. The project was delivered on time and under budget, and the remaining funds were used to create design development-level drawings to support the highest-priority repairs for the structure.



**Freight House HSR, Railtown 1897 State Historic Park
Dan Osanna, CA DPR Resource Services Section**

dan.osanna@parks.ca.gov

The Freight House in Railtown 1897 State Historic Park houses one of the last original working steam-locomotive roundhouse and shop facilities in North America. Garavaglia Architecture, Inc. was contracted to create an HSR to guide rehabilitation work and provide recommendations for building maintenance. This included researching the history, identifying character-defining features, gathering stakeholder input and recommendations, and establishing construction chronology for the building. Rehabilitation recommendations for the building were tailored for maintenance efforts, capitol improvement projects, and user groups. A full set of drawings was created for the client.



**Niles Depot Museum, Fremont, CA
Mike Ma, former Facilities Project Manager**

mma.aia@gmail.com

This circa-1887 passenger depot transitioned into a freight depot office in 1904 after the Southern Pacific Railroad gained control over the Central Pacific Railroad. The depot was relocated several miles away in the 1970s when it became the home of the Niles Depot Museum. The City of Fremont contracted Garavaglia Architecture, Inc. (GA) to prepare Historic Structures Reports for both depot buildings as part of their incorporation into a new downtown plaza on the location of the former railroad freight yard. This concept included moving the previously relocated depot structure back to its original site. GA served as the architect for the rehabilitation of the buildings for use as a museum and community space. Both historic depot buildings now anchor a vibrant plaza that is well utilized by the local community.

HISTORIC STRUCTURE REHAB & EVALUATION EXPERIENCE



Angel Island Immigration Station Rehabilitation

Jennifer Cabrera, CSP Senior Architect

Jennifer.Cabrera@parks.ca.gov

The 10,000 sf Hospital building c.1908 was used as part of the Angel Island Immigration Station complex (1910-1940) and as a military prisoner of war location (1940-1946) will so be used as a Museum and Interpretive Center. The building represents a major part of the immigrant experience for those that entered the United States on the west coast during the Immigration Station’s operational period.

Garavaglia Architecture, Inc. completed a survey and updated the 2008 HSR before coordinating four phases of rehabilitation work with a variety of stakeholders and funding sources. Infrastructure improvements updated the egress, electrical, and elevator service. Seismic upgrades and M/E/P system improvements were made to nearly all rooms. Former tenant rooms were rehabilitated in preparation for museum and interpretive installations as part of the Pacific Coast Immigration Center. With work and museum installations complete, a ribbon cutting for the museum is planned for late January 2022.



Patterson House Rehabilitation, Fremont, CA

Mike Ma, former Facilities Project Manager

mma.aia@gmail.com

Also known as Ardenwood Historic Farm, this unique park is jointly operated by the East Bay Regional Parks District and the City of Fremont, with input from the George W. Patterson House Advisory Board. The park includes a 205-acre working farm, forest, and the Patterson House, a mansion now serving as a house museum. The National Register-listed house was originally built in the 1850s. In 1889, a major Queen Anne-style addition by San Francisco architect Samuel Newsom significantly altered the original layout of the house.

While the building underwent routine maintenance and some upgrades over the years, the structural systems had several issues that Garavaglia Architecture, Inc. was contracted to address. Most significantly, the separation of the original portion of the house from the later additions, absence of foundation bolts, and damaged and/or insufficient foundations. Other aspects included updating the electrical systems to accommodate modern appliances, replacing wiring, adding heating systems allowing winter use, evaluations of and upgrade recommendations for exterior and interior architectural elements, and ADA accessibility.

659 Union Street, San Francisco, CA

Larry Badiner, Badiner Urban Planning

larry@badinerurbanplanning.com

659 Union Street, also called the Verdi Apartment Building is a 3 story brick structure contributing to San Francisco’s Washington Square Historic District. Two fires, in 2014 and 2018, damaged the interior to the extent that the historic integrity of the building came into question. Garavaglia Architecture was contracted to evaluate the structure to confirm it retained historic significance. An HRE, completed in early 2021, concluded that the brick exterior of the building was the primary factor contributing to integrity. Following the confirmation of historic integrity,

Garavaglia Architecture was once again contracted to complete the three parts of the Federal Historic Tax Credit Application to help fund the rehabilitation work. The first part, a National Register Eligibility and Nomination, is complete and under review by the National Parks Service.

HISTORIC MUSEUM PROJECT EXPERIENCE



Palo Alto History Museum, Palo Alto, CA
Rich Green, PAHM Board President
rich@richgreenink.com

Garavaglia Architecture, Inc. led the Palo Alto History Museum (PAHM) in rehabilitating the Historic c.1932 Roth Building, a 17,000 sq. ft., National Register-listed building, for use as a museum facility. Originally known as the Palo Alto Medical Clinic, the Roth Building was designed by noted Palo Alto architect Birge M. Clark in the California Colonial style.

Our scope of work has included overall coordination and completion of architectural research, documentation of the building through site investigations and archival photographs, and completion of planning documents to guide recommendations for consistency with the Secretary of the Interior's Standards for Rehabilitation and the California Historical Building Code. GA assisted with getting the building listed on the National Register of Historic Places, enabling access to Historic Preservation Tax Credits for the rehabilitation. In addition, the project has been designed to achieve LEED Gold status. As a part of the City process, an HSR was required to document compliance with preservation standards of the proposed scope of work. As a cost saving measure, we suggested that the Tax Credit Part II Application be used in lieu of the HSR. The City agreed to this and approved Tax Credit Part II, confirming that the scope of work met the Standards. Further, our firm prepared graphics that illustrated the proposed museum program within the existing floor plan and the building's presence within Roth Park.

Full A/E team programming, design, construction documentation, and bidding services are complete and a building permit has been issued. Construction is recently underway with an estimated cost of \$10.5 million.



Tomales Regional History Center Museum, Tomales, CA
Ginny MacKenzie Magan, Tomales Regional History Center
ginnymac@sonic.net

Restored in 1998 by the History Center, the 1928 auditorium is the last remaining structure from the Tomales High School complex dating to 1912. The interior of the building's main floor is little changed from its days as an auditorium, and the rows of large double-hung windows are still intact. The original fir floor and tongue-in-groove wall paneling have been retained, and the stage is intact. Garavaglia Architecture, Inc.

was initially contracted to complete a Conservation Assessment Program (CAP) assessment on the building. The CAP is administered by Heritage Preservation: the National Institute for Conservation, and provides a general conservation assessment of museum's collections, environmental conditions, and site. Conservation priorities are identified by professionals and include a follow-up report providing assessment and recommendations. These reports

assist museums with the development of strategies for improved collections care and provide a tool for long-range planning and fund-raising. Following up on recommendations we made in the CAP assessment, the firm completed a Core Historic Structures Report (cHSR) to guide the subsequent rehabilitation. The scope of work included insulating the roof, improving UV protection at the windows, creating an accessible exterior deck for receptions, completing repairs and deferred maintenance at the exterior, and creating a glazed partition to define staff office space within the auditorium. These partitions provide a measure of privacy and allow natural light to filter through the space. As an energy-saving measure, operability of the double-hung windows was restored allowing air circulation during warmer weather and reducing the need for mechanical ventilation.



Moraga Adobe Rehabilitation, Orinda, CA

John French, J&J Ranch

john@johnsfrench.com

Complete c 1848, the Joaquin Moraga Adobe was listed on the National Register of Historic Places (NRHP) in 1972, and was named a City of Orinda Landmark in 1995 and in turn it is automatically listed on the California Register of Historical Resources (CRHR). It was also named in 1954 as California State Historic Landmark #509. Garavaglia Architecture, Inc. (GA) provided the private developer and

Friends of the Joaquin Moraga Adobe a design for the rehabilitation of the historic adobe and site for use as an interpretive center. The adobe building site is now part of what is a new residential development so there was a complex set of requirements that guided the design and implementation of the rehabilitation scope of work. These requirements included the program presented by the developer and Friends in addition to City Zoning controls, Mitigating Measures developed by the City for work on the adobe, as well as Secretary of the Interior's Standards for Rehabilitation. GA took all of these requirements as guidance, informed by the existing HSR and historic photos, to develop a rehabilitation design. The project is currently under construction.



Lathrop House Relocation, San Mateo CA

Jim Mosier, Lathrop House Construction Manager

c_jmosier@smcgov.org

The goal of this project was to save and protect the Lathrop House, currently used as a house museum, from potential demolition, and to maintain it's listing on the National Register of Historic Places (NRHP). The current location of the building is identified for expansion of existing San Mateo County offices within Redwood City. Garavaglia Architecture, Inc.'s primary scope of was to relocate the building to another County lot

- the northwest corner of the historic San Mateo County Courthouse property, also listed on the NRHP. The building will be oriented relative to the street, at the receiver site, similar to its current setting, where it received its NRHP listing. A period appropriate fence will be added to the site to provide control of access to building from the street. Limited appropriate landscaping will be added around the house in place of the existing parking lot paving. The relocated historic house will continue to be used as a house museum and will be integrated into the overall experience of a visitor to the San Mateo County Courthouse site.

Because of the proposed juxtaposition of the historic Lathrop House adjacent to the historic San Mateo County Courthouse Garavaglia conducted an evaluation of the potential impact, along with discussions with the State Historic Preservation Office (SHPO), to confirm that there will not be any negative impact to the building's NRHP listing. The relocation and siting were accepted by SHPO and NPS in 2018. The building relocation is complete and museum installations are underway.



COMPANY BACKGROUND

Leland Saylor Associates (LSA), a certified Disabled Veteran Business Enterprise (DVBE), is nationally recognized construction consulting firm providing expertise in the areas of estimating, scheduling, value engineering, and claims analysis. LSA is one of the largest cost consulting firms in the United States, with 5 offices estimating over 400 new projects per year, from multi-billion civic programs to small office tenant improvements. Each year the staff is called on to estimate more than forty billion dollars of construction projects, in aggregate. With more than 5,000 projects in our database and a talented, dedicated staff, no other estimating firm exhibits the breadth and depth of LSA. This is why LSA counts among its clientele many owners and the 500 largest US design firms and the world's largest construction companies.

With over two centuries of collective cost estimating experience representing civil, structural, architectural, plumbing, fire protection, electrical and HVAC trades, our estimators possess licenses and certification in cost estimating, quantity surveying, engineering, and LEED certification. Right from the projects' inception, our estimators create a CSI or Unifomat systems cost model based upon similar projects. Saylor's own cost database is constantly informed with the latest cost information from our construction trade subcontractor relationships and bid results, both regionally and nationally. Our attention to detail and our commitment to accuracy often result in estimates within 1 to 3% of actual bid.

LSA has worked on more than 3,000 cultural, parks, city, county and state facilities whose scope included estimates on all types of historic structures, such as libraries, museums, civic centers, city halls, court buildings, theaters, city, county and state office buildings, as well as numerous other civic buildings. Some of LSA's notable historic projects include the, National Park Service IDIQ, Palace of Fine Arts Dome Restoration, Angel Island Immigration Station, DGS Porterville Staff Residences Renovation, Blue Anchor Building Historic Renovation, Helibron Mansion Rehabilitation, Jack London Cottage, Glass House State Historic Landmark Restoration, Vallejo Home and Chalet Remodel, San Francisco Civic Center Complex, California State Capitol, State Courts & Library, and Oakland City Hall Seismic Retrofit.

Of particular relevance to the unique scope outlined by this project requiring the relocation of a historic building, LSA has provided concept-level estimating services for the rehabilitation and relocation of the Historic Livermore Train Station – Southern Pacific Railroad Depot. LSA's project experience includes an expansive variety of transit projects including transit stations and associated sitework, rail crossings, and grade separations. Of particular note, LSA's experience with HSR includes current work on the CM Package 1 (Madera to Fresno County Segment), and past work on the Central Valley Segments: Altamont And Sacramento-Merced & Implementation Plan.

National Park Service, Western Region, A&E Historic Preservation Nationwide



Client: National Park Service
Current Status: 2009-2013
Budget: \$25 Million

Contact: Katherine Petrin, Project Manager
Metro, Pier 9, The Embarcadero, Suite 107, San Francisco, CA 94111
415.421.1680 / zkatherine@argsf.com

Firm / Team Role:
- Leland Saylor Associates/Cost Estimating

As part of Saylor's IDIQ, Saylor provided cost estimating services for numerous National Park Service projects including Chateau Oregon Caves, Rehabilitation of Bldg. 405, Fort Vancouver to house the National Park Service Museum collections, Gulf of the Farallones National Marine Sanctuary Life Boat Station Rehabilitation, Modular Exhibit System at the Maritime National Historical Park, Yosemite Museum, Ahwahnee Hotel, Ansel Adams Gallery, Yosemite Medical Clinic HVAC and Utilities Upgrades, New Maintenance Facility at Mojave National Preserve and the Thurston Lava Tube at Hawaii Volcanoes National Park. All site work is included in our estimates. GSF Over 50,000.

Pierce College Ph 1A, Ph 8, Ph 2 Historic Renovations Los Angeles, CA

LSA provided cost estimating services for the renovation of 11 1950's/ historic era single story wood framed classroom and administrative type college buildings that involved new ceilings, walls, floors and MEP upgrades. All building exteriors and facades were completely upgraded. Total square feet was 115,000. Work also included extensive site work and new utilities.

Estimates provided had to allow for repairs and doing the final construction installation. The significant challenge in this estimate was pricing the Ph 1A which was the phase 50% completed of Contractor termination. There were considerable materials.



Client: Los Angeles Community College District
Current Status: Completed 2014
Budget: \$48 Million

Contact: David T. Tsao, AIA, LEED AP, Principal
The Greenridge Group, Inc.
5023 North Parkway Calabasas, CA 91302
818-929-8588/ dtsao@greenridge.bz

Firm / Team Role:
- Leland Saylor Associates/Cost Estimating

FIRM PROFILE



BKF Engineers

Since 1915, BKF Engineers earned a reputation for its ability to successfully plan, design, survey, and implement complex projects. We draw upon and utilize our experience diligently guiding projects from the initial due diligence and feasibility stages, progressing project designs and permitting approvals, and concluding with construction and implementation. This proven approach recognizes that developing dynamic projects is informed by focused team collaboration, mitigating physical constraints and potential risks, and balancing designs goals with value engineering solutions.

Through our network of 16 west coast offices, BKF provides civil engineering, land surveying, and land planning services for government agencies, institutions, developers, design professionals, contractors, school districts, and corporations. Facilitating the unique permitting and expertise requirements of projects, we provide a number of specialty services, including Agency permit expediting, sustainable infrastructure, site accessibility consulting, hydrology/hydraulics, traffic signal and traffic handling designs, utility locating services, automated construction surveying monitoring, and 3D laser scanning.

BKF’s decades of engineering, surveying, and planning experience is evident in our legacy projects throughout the west coast. By leveraging our diverse project portfolio in combination with innovative design solutions, BKF’s team of more than 450 experienced staff is dedicated to successfully delivering sustainable and dynamic projects for our communities and partners.

EXPERIENCE

- California Nursery Historical Park Master Plan, Fremont
- John Marsh House Cowell Ranch/John Marsh State Historic Park, Brentwood
- Angel Island Immigration Station Rehabilitation, Tiburon
- Yosemite Village Welcome Center, Yosemite National Park
- EBRPD Anthony Chabot Residence and Puma Point Restrooms, Castro Valley
- Sean Diamond Park, Dublin
- Dublin Crossings Park, Dublin
- Dublin Positano Park, Dublin
- Prewett Community Park Improvements, Antioch
- Roddy Ranch Restoration Plan, Antioch
- Cross Alameda Trail, Alameda
- Jean Sweeney Open Space Park, Alameda
- EBRPD Brickyard Phase I, Berkeley
- Garms Staging Area, Pleasanton
- Heather Famrs Tennis Courts, Walnut Creek
- Rossmoor Tice Creek Repair, Walnut Creek
- Rossmoor Creekside Pickleball Courts, Walnut Creek
- Golden Gate Fields, Berkeley
- Windemere Parkway Habitat Restoration Topographic Survey, San Ramon
- Big Sur Pfeiffer Campground, Big Sur

SERVICES

- Civil Engineering
- Surveying
- Planning
- Transportation
- Water Resources
- Sustainability
- Construction Management
- Utility Locating



FIRM PROFILE



FIRM OVERVIEW

EDesignC is a multi-discipline engineering, Women-Owned firm established in 2008. The firm is led by Principals Rosanna Lerma, PE, LEED AP, with 30+ years of experience in the A/E industry, and Stephen Howarter, PE, with 16 years of experience leading design teams including multi-discipline, integrated teams.

EDesignC is committed to building an organization that represents the communities we service in all its multi-dimensional populace demographics. Our staff is made up of a culturally diverse group of professionals that bring a range of complimentary perspectives to design, incorporating years of progressive experience with advanced, state-of-the-art components.

EDesignC provides specialized energy and building systems designs that integrate innovation and efficiency. Our staff is made up of a culturally diverse group of professionals that bring a range of complimentary perspectives to design, incorporating years of progressive experience with advanced, state-of-the-art components.

FIRM INFORMATION

PRIMARY CONTACT

Rosanna Lerma, PE, LEED AP
Principal
P: (415) 963-4303 x100
E: rosanna@edesignc.com

SUBMISSION CONTACT

Debbie Graham
Marketing Support
P: (916) 346-6362
E: marketing@edesignc.com

PROJECT OFFICE

582 Market Street, Suite 400
San Francisco, CA 94104
Phone (415) 963-4303

FIRM DATA

Established 2008
Thirteen (13) Years In Business
Three (3) Bay Area Branch Offices
Twelve (12) staff members
Four (4) Licensed Professionals
Two (2) LEED Accredited Professionals

PUBLIC SECTOR CLIENTELE

- AC Transit District
- City of Oakland Public Works
- City of Palo Alto
- City/County of San Francisco
- Contra Costa Public Works
- County of Alameda
- County of Marin Public Works
- County of Monterey
- County of Sonoma Water Agency
- East Bay Regional Park District
- San Francisco Fire Department/SFO
- San Francisco Public Works
- San Francisco Public Utilities Commission
- San Francisco Housing Authority
- Santa Clara Housing Authority
- Treasure Island Development Authority
- Town of Moraga
- Water Emergency Transportation Authority

GARAVAGLIA RELATIONSHIP

- Angel Island Hospital
- Benicia HSR
- Earth Store Rehabilitation
- Jamestown Railroad Freight HSR study
- Joss House
- Julia Pfeiffer Burns State Park HSR
- Lathrop House
- Marconi Conference Center
- Marshal SHP
- McDonnell Hall
- Schlage Office Building
- Toscano Hotel HSR
- UC Berkeley, Haviland Hall

REPRESENTATIVE PROJECTS



**PRESIDIO OFFICER'S CLUB
PRESIDIO HERITAGE CENTER**

The oldest and most revered building in the Presidio (and one of the two oldest in San Francisco) underwent comprehensive historic rehabilitation to revive its original grandeur and restore it as a focal point for visitors and a venue for cultural events. The Officers' Club reopened in 2013 as a community and social hub housing the Presidio Heritage Center. The project received a LEED BD+C: New Construction v3 – LEED 2009, awarded in August 2016 from the U.S. Green Building Council.

Design for renovation and addition of a two (2) two-story mixed-use historic with exhibit space and restaurant space on the first floor and event spaces on the second floor, and included a photovoltaic system and coordination for the rain water harvesting system. EDesignC worked with the Presidio Utility Group to design and size the new electrical service that was to serve not only Building 50 (The Officer's Club) but also other buildings adjacent to the facility.

**PRESIDIO OFFICER'S CLUB
PRESIDIO HERITAGE CENTER**

DISCIPLINE
Electrical/Photovoltaic

CERTIFICATION
LEED BD+C: New Construction v3 –
LEED 2009
Awarded August 2016

PROJECT TYPE AND SIZE
One (1) renovated two-story
One (1) new two-story
36,895 square feet

SIGNIFICANT DATES
Design Services: 2012
Construction Complete: 2013

EDESIGNC PROJECT TEAM
Rosanna Lerma, PE, LEED APO+M
Stephen Howarter, PE

OWNER:/CLIENT
Christina Wallace, Conservator
P: 415.561.5351
E: cwallace@presidiotrust.gov



**ARDENWOOD HISTORIC FARM
UTILITIES MASTER PLAN**

Ardenwood Historic Farm is a working farm that provides tours and educational programs demonstrating farm life in the early 1900s. EDesignC, Inc. provided engineering services related to Utilities Electric Master Plan for expansion of the historic farming facility to ensure adequate power is available for all the program activities that include a working farm, animal sheds and historic farm house.

The firm investigated the existing site conditions and developed a single line diagram of the existing facility. A review of the overall energy usage was completed based on the various meters on the premises. This project was completed on-time and within budget.

Among services provided:

- Completed a site survey, in conjunction with a civil engineer, to locate boxes and existing feeders.
- Recommended new PG&E service on the Ridgewood Drive side of the park to better serve the upper portion of the farm with adequate capacity to handle any future changes and allow for more efficient distribution of power for the upper portion of the park and reduce the voltage drop from the existing service location.
- Replaced electrical equipment such as panel boards, electrical disconnects and exterior receptacles; and existing main metered switchboard. Maintain a separate meter for the pump to optimize the utilities rates, and provide for metering of other revenue tenants.

ARDENWOOD MASTER PLAN

DISCIPLINES: Electrical

PROJECT VALUE: \$200K

SERVICES provided 2014

EDESIGNC PROJECT TEAM
Rosanna Lerma, PE, LEED AP
Stephen Howarter, PE

ROLE: Prime Consultant

OWNER/CLIENT CONTACT
Jim Devlin, Architect | Design
East Bay Regional Park District
2950 Peralta Oaks Court
P.O. Box 5381
Oakland, CA 94605-0381
P: (510) 544-2314
E: JDevlin@ebparks.org

ATHERTON RAIL STATION REMODEL PROJECT

EDESIGNC | ELECTRICAL ENGINEERING



DUQUETTE ENGINEERING

STRUCTURAL ENGINEERS

Mr. Duquette has been providing structural engineering services as a licensed structural engineer since 1990. As President of Duquette Engineering he has become experienced in all areas of an engineering practice, client development, project management and employee relations, in addition to experience with providing structural analysis, construction documents, and quality assurance.

Duquette Engineering is a full-service engineering company specializing in residential and small to mid-size commercial projects. Steven Duquette started Duquette Engineering as a sole proprietor in January of 1990. Currently our staff consists of 1 structural engineer, 2 civil engineer, 3 engineering assistants, 2 CAD drafters and 1 office support staff.

Duquette Engineering has a variety of experience working with architects, building owners, public agencies, and developers on a wide variety of projects, which include residential, commercial, educational, and historic buildings. We have thirty-one years of specialized experience in the rehabilitation, seismic retrofit, and modification of existing structures. Our varied experience with gives Duquette Engineering a unique ability to provide the proper level of engineering to both large and small projects.

DUQUETTE ENGINEERING - HISTORIC PROJECT EXAMPLES:

- McWay Barn Stabilization, CA State Park
- River Street Historic District, San Jose
- 216 San Jose Avenue, Capitola
- 145 Johnson Avenue, Los Gatos
- LeFevre Residence and Barn, SJ Memorial Park
- Overfelt House & Tank House Rehab, San Jose
- 345 Hartz Avenue, Danville, CA
- Watson School, Sonoma Parks Dept.
- Wright Home Move, El Camino Hospital District
- Chanticleer Buildings, Santa Cruz
- Forest Home Farms, San Ramon
- 1440 Bethany Drive, Scotts Valley
- Belmont Firehouse Façade
- Totem Pole Relocation, San Jose

PROFESSIONAL SERVICES RATES:

Principal Engineer	\$300.00/hr.
Project Engineer	\$200.00/hr.
Staff Engineer	\$160.00/hr.
Cad/Assistant Engineer	\$140.00/hr.
Administrative Assistant	\$115.00/hr.



1171 Homestead Road, Suite 275, Santa Clara 95050
www.duquette-eng.com

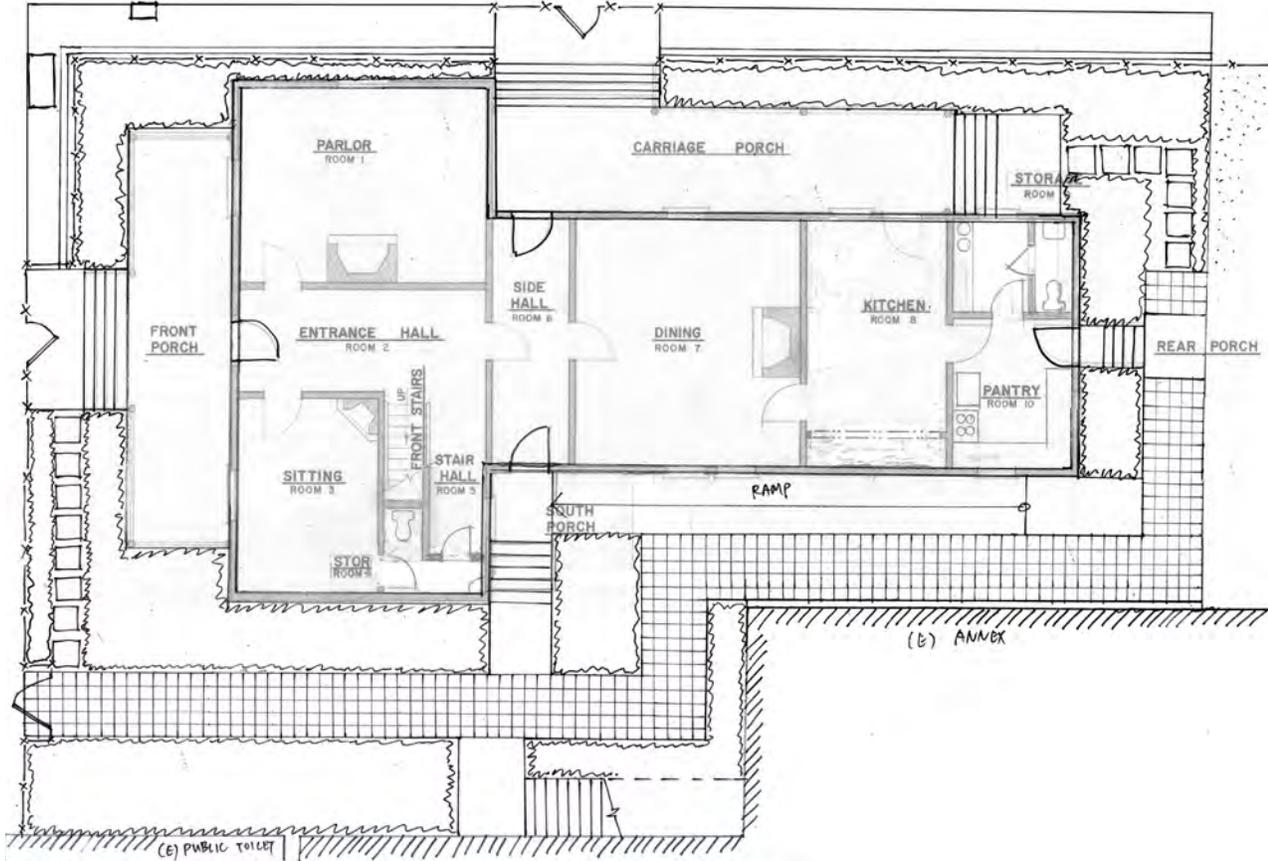
CONSULTANT QUALIFICATIONS



OLD TOWN PLAZA | CITY OF ELK GROVE

CALA assisted the City of Elk Grove in realizing their vision for public plaza and event space in the historic Old Town district of the City. The program featured a large open-air pavilion to host events, concert lawn, gateway plaza, picnic areas, permeable paving and supporting facilities. Through community outreach CALA worked to refine the previously developed master plan and strategized the use of semi-custom prefabricated structures to reduce costs and duration required to develop construction documents. Lessons learned from recent City projects were incorporated and resulted in greater quality control and smoother process.

CONSULTANT QUALIFICATIONS



LATHROP HOUSE | CITY OF REDWOOD CITY

The planned major renovation and expansion of the San Mateo County civic campus required the relocation of the historic Lathrop House to a site adjacent to the historic Redwood City Hall building / museum. Being a historic structure, the design of the site improvements required a respect of the structure's design. New ADA ramps were carefully designed as to not detract from the architecture and landscape improvements that respected the formality of garden design of that era.



582 MARKET ST. SUITE 1800
SAN FRANCISCO, CA 94104

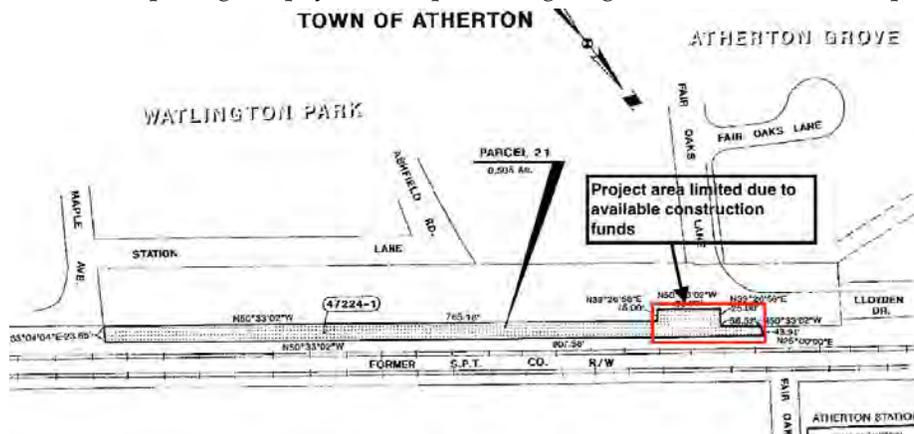
T: 415.391.9633
F: 415.391.9647

www.garavaglia.com

WORK PLAN / FEE PROPOSAL

Assumptions:

- Plans from 1990 reconstruction are available for use/reference.
- Caltrain will provide relevant information in a timely manner.
- Project will be limited to the area immediately surrounding the Rail Station (see diagram).
- Due to the need to minimize the A/E fee, and the simplicity of the project, we have reduced the number of submittals from 4 to 3.
- Environmental review will be of historic resource issues only, other environmental assessments are outside the scope of this proposal.
- The scope of this proposal does not include geotechnical, survey, or hazardous material abatement work because it is unnecessary based on the 1990 reconstruction of the building and the extent of existing documentation.
- We assume that the building will be handled either as a historic resource or as if it were a historic resource, potentially using the CA Historical Building Code - the basis of the work to follow the Secretary of the Interior's Standards for Rehabilitation.
- M/E/P will be limited to electrical, water, and some heating/HVAC. No sanitary facilities are included in the project.
- Per the guidelines of the Historic Building Code and regular code, proposed changes to the building will not trigger lateral or structural upgrades. The building has stood under the force of gravity for decades without issue.
- Based on the available funds for construction and A/E services, we assume the construction funds available will be approximately \$275,000. If the construction budget is increased and the scope expanded, additional A/E fees will be needed to reflect the scope increase.
- There is no construction phasing for the project.
- Bid alternatives are limited to up to two (2) easily defined scopes of work.
- No services requiring the payment of prevailing wages are included in this proposal.



Scope of Services

This project can be broken down into 7 tasks. This scope of work describes the step-by-step process from the start of the design process to the completion of construction. The tasks are as follows:

Task 1: Project Management and Meetings

In an effort to expedite approval of the design, the Consultant shall plan, coordinate and attend a kickoff meeting with Town staff and the Council subcommittee to discuss project goals, scope and schedule, and to discuss any issues to be clarified prior to the start of work. In addition to the kickoff meetings, periodic virtual design meetings with Town staff and stakeholders will be held.

Project Start Up

This phase includes initial preparation to begin work on the project.

- Each party will appoint one point of contact for the project.
- Prior to starting the work, a kick-off meeting with the Client will be scheduled with the appropriate project representatives to identify, verify, and prioritize the project scope and goals, review schedules, and discuss the project issues.
- Ongoing reasonable Client communications and coordination is included.
- There will be 4 additional virtual coordination meetings planned over the life of the project.

Task 2: Review/Collect Existing Conditions, Documentation and Information

The Consultant shall perform a field review at the project location and secure existing conditions information (topographic, building and building condition, building utility, signing, striping, illumination, roadway, topographic, etc.). The Consultant shall work with Caltrain, local utility companies and public agencies as needed to obtain any existing As-Built, or electronic base map plans. The information shall be utilized by the Consultant to develop the Plans Specifications & Estimates (PS&E) for the project. It is noted that the Town does have some existing topographic information, base maps, limited utility, ROW, signing / striping and other information developed for the Town Center project.

- The Client, or client representative will provide all documentation (if any) available from the property owner regarding historic resource issues and previous projects at the site. This includes any permit history, available plans, previously prepared reports, historical maps, chain of previous ownership, environmental review documentation. etc. If releases are required by the State, the City will agree to the use of that documentation for the A/E team's use.
- Garavaglia Architecture, Inc. will review all background data from the Client, State, and other sources. All materials must be received before the review can begin.

Site Visit and Existing Conditions

This phase consists of site visit, code research, field investigation, and base plan preparation.

- Coordination and site visit with the A/E team
- Code Research - Review of basic planning and building code
- Site visit for condition assessment and field measurements - On-site measurements and condition assessment to verify existing conditions
- Evaluate existing conditions of the property

- Base plans – CAD base plans will be created including floor plan, exterior elevations and area site plan
- Design Goal Review / Basis of Design - Review of design and functional goals provided in written form by the owner (required prior to starting design).
- If required, a meeting will be held with one permitting agency to get their response to project design and compliance with code requirements.

Task 3: Environmental Documentation

The Consultant shall prepare and submit environmental documentation (Historic Resource Evaluation) necessary to complete historical review, obtain historical resource environmental clearance for the project if needed. Any actual environmental permitting will be the responsibility of the governing agency.

Historic Resource Evaluation (HRE)

The HRE consists of:

- Site Visit by our architectural historian
- Research
- Data Analysis
- Draft evaluation report
- Final Historic Resource Evaluation Report

Task 4: Project Design and Permitting

Consultant shall develop conceptual (50%), 90%, and Final PS&E, in conformance with the Building Code, Town Ordinances and in compliance with the Maintenance and Use Agreement. 90% plans will be used to apply for any required building permits and for final approval by Caltrain, if required. Material boards and samples shall be provided as necessary through the design for material/ color selection, as well as for comparison during construction.

Key elements of the project include:

- Reorientation of the main entry to the building and enclosing the rear
- Weatherization
- Interior/ exterior improvements
- Electronic and fixed displays
- Interior and exterior lighting
- Data and security connections (may be wireless)
- Building maintenance (roof, painting, etc.)
- Accessibility improvements
- Kiosk and signage improvements
- Seating and site furnishings
- Landscaping improvements

Each design submittal shall consist of a minimum of one electronic and three sets of plans (11"x17"), specifications and estimates. Specifications are not required for the conceptual design. Building permit applications may be submitted electronically. Review plans shall be submitted in pdf format, specifications and estimates shall be submitted in an editable electronic format (Word, Excel, etc.). Final PS&E shall be in an editable electronic format (AutoCAD, Word, Excel, etc.), as well as pdf format and hard copies.

Conceptual design (50%)

50% Deliverables shall include:

- a. Project drawings including plans and elevations as required to depict scope of work and design intent as noted above in .pdf format
- b. Construction cost estimate for 50% design documents
- c. Initial sample board of all finishes and proposed products
- d. Schematic layout of interpretive panels.
- e. Public meeting - At the end of this phase, we will meet with Town Council and stakeholders to review the design. You will be asked to approve the final design in writing before we proceed to the next phase. The overall scope of the project should also be set at this time.

Permit Submittal Documents (90%)

Based on the 50% complete documents and any Client proposed revisions, final drawings showing the proposed design will be created for Building Permit Review.

The set for the review include:

- Progress drawings in digital format for Client to review at 90% completion stage, to be used for Building Permit review submittal
- Written technical specifications (up-front boilerplate sections to be provided by the client).

Permit Submittal and Review (100% complete at end of permit submittal)

Assist Client in obtaining a building permit by furnishing all necessary drawings and calculations, and working with the planning and building departments as required. The A/E Team has included a reasonable amount of time to develop one round of responses to comments and make necessary reviews to the documents for the building department.

- Provide signed full size plan set for permit submittal
- Additional information pertinent to the construction documents will be added in response to any permit review comments as well as integrating any final Client comments to create 100% documents, to be used by contractor for construction.
- Prepare a construction cost estimate using the 100% documents
- Presentation to Town Council and stakeholders (third and final meeting)

Task 5: Bidding Support

The Consultant shall prepare responses to questions from Contractors regarding advertised plans and specifications and shall prepare addendums as needed.

Bid Assistance

We will assist you in acquiring a bid from your contractor(s) through one "round" of bidding.

We use a streamlined construction document / bid process which requires the contractor to add their professional experience into their bid. The tasks in this phase include:

- Assist Client in assembling the bid documents.
- Site Visit - One site visit will be arranged for the contractors and subs to walk the site. We will answer their questions about the project as they arise.
- Assist in responding to technical questions from prospective bidders during the bid period.

Task 6: Construction Support

The Consultant shall:

- Attend the construction kickoff meeting
- Review and approve material submittals
- Respond to RFI's

- Attend up to two field meetings to respond to unforeseen conditions or answer Contractor and Inspector questions.
- Complete a minimum of two progress inspection
- Conduct punch-list walkthrough and closeout inspections

Construction Administration

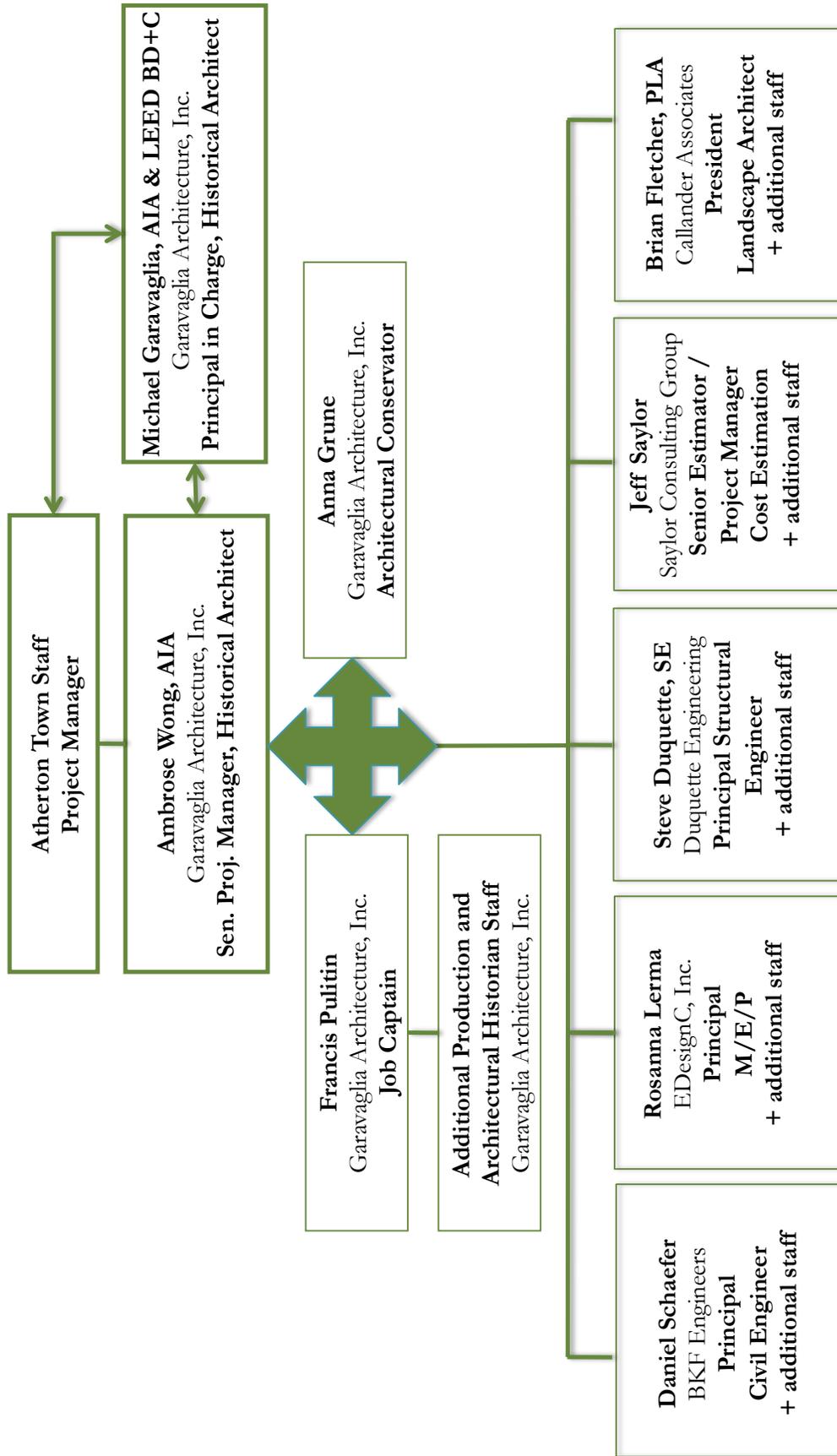
The main service provided during this phase is periodic site visits to check on the general progress of the work and to provide information to the contractor. It is important to do this so that any questions can be addressed before work is started. This type of project would typically take about 3 to 4 months to construct. The tasks include:

- The architect will attend a pre-construction meeting and up to 5 additional construction meetings including one for the final punch list.
- Site Visits - We will be making site visits at crucial milestones to check on the work and answer contractor questions. Each discipline will conduct site visits as needed to observe the construction progress. We estimate these visits will take from one to two hours each.
- The A/E Team has allocated a reasonable amount of time, on average based on past experience, for review of each submittal (and for subsequent re-submittal). A Typical turn around of 5 business days must be allowed for starting from date of receipt of complete submittal documents. It is expected that submittals will be professional prepared and reviewed by the client, thus not requiring extensive handling by the A/E Team. Each time a submittal is submitted is a new review of a submittal.
- The A/E Team has allocated a reasonable amount of time, on averaged based on past experience, for review of each RFI (and for any subsequent follow up request on the same topic). A typical turn around of 5 business days must be allowed for starting from date of receipt of each RFI. It is expected that submittals will be professionally prepared and reviewed by the client, thus not requiring extensive handling by the A/E Team. Each time an RFI is submitted is a new review of an RFI.

Task 7: Attend Public Meetings

In addition to previously noted project meetings, the Consultant will be required to attend public meetings regarding the project including the Town Council and project stakeholders to review the conceptual and final designs. (For the purpose of the proposal, assume there will be three (3) such public meetings.) We have noted the anticipated phase for each of these meetings in the project phases as listed, although the timing of these meetings may vary.

Atherton Rail Station Remodel																								
2021079																								
Scope Items	GA			BKF				Duquette				EDC				CALA			LSA					A/E Team Totals
	Principal	Sr.PM	Job Captain	Architectural Historian	Principal	Proj Engineer	Sr Construction Administrator	Project Coordinator	Principal	Staff Engineer	CAD/ Assistant Engineer	Administrative Assistant	Sr Engineer	Project Manager	CAD Designer	Admin / Tech Assistant	Principal	Project Manager 1	Designer 1	Project Administrator	Senior Project Estimator	Senior MEP Estimator	Senior Estimator	
Task 1 - Project Management and Meetings	5	10												8	2	4	2	2						\$ -
Total Hours	5.0	10.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.0	2.0	4.0	2.0	2.0	0.0	0.0	0.0	0.0	0.0	33.0
Task 2 - Review/Collect Existing Conditions, Documentation and Information	1	12	2		1	22		4	1	5				14	6	6		4	5					\$ -
Total Hours	1.0	12.0	2.0	0.0	1.0	22.0	0.0	4.0	1.0	5.0	0.0	0.0	0.0	14.0	6.0	6.0	0.0	4.0	5.0	0.0	0.0	0.0	0.0	83.0
Task 3 - Environmental Documentation	2			30																				\$ -
Total Hours	2.0	0.0	0.0	30.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	32.0
Task 4 - Project Design and Permitting																	4	42	68	4	4	7	7	\$ -
	10	45	115		2	30		5	2	20	27	2	4	18	26	2				4	4	11	11	
Total Hours	10.0	45.0	115.0	0.0	2.0	30.0	0.0	5.0	2.0	20.0	27.0	2.0	4.0	18.0	26.0	2.0	4.0	42.0	68.0	4.0	10.0	24.0	24.0	484.0
Task 5 - Bidding Support	4	9								3.5				2		1		6		3				\$ -
Total Hours	4.0	9.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.5	0.0	0.0	0.0	2.0	0.0	1.0	0.0	6.0	0.0	3.0	0.0	0.0	0.0	28.5
Task 6 - Construction Support	2	25	10		1		6	2		12	1	1		10	4	6		22	6	4				\$ -
Total Hours	2.0	25.0	10.0	0.0	1.0	0.0	6.0	2.0	0.0	12.0	1.0	1.0	0.0	10.0	4.0	6.0	0.0	22.0	6.0	4.0	0.0	0.0	0.0	112.0
Task 7 - Attend Public Meetings	4	6	3																					\$ -
Total Hours	4.0	6.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.0
Total Hours (Base)	28.0	107.0	130.0	30.0	4.0	52.0	6.0	11.0	3.0	40.5	28.0	3.0	4.0	52.0	38.0	19.0	6.0	76.0	79.0	11.0	10.0	24.0	24.0	785.5
																								Reimbursables \$ -



MICHAEL GARAVAGLIA, AIA, LEED AP BD+C
PRINCIPAL-IN-CHARGE, PRESERVATION ARCHITECT (C14833)

Exceeds the Secretary of the Interior's Professional Qualifications Standards – Historic Architecture

With more than 38 years of experience in the architectural profession and 33 years as principal, Mr. Garavaglia leads the firm with preservation architectural services that respond to the specific needs of cultural resources and their environment. He believes strongly in the role of sustainability in historical rehabilitation, its merit in economic development, and the significance of retaining cultural resources for local communities. He seeks opportunities for creative teaming in his staff and consultants to create the most responsive team for each unique project and client. He directs his firm to constantly evolve its preservation services and work products to maintain the relevance and quality control of the firm's work. As such, a preservation project delivery methodology integrating historical knowledge in the design process is key. His work with the preservation community, primarily through involvement with the California Preservation Foundation, focuses on organizational involvement, educational programs, and stewardship development.

Mr. Garavaglia received his professional Bachelor of Architecture professional degree from California State Polytechnic University at San Luis Obispo, which included a special study program in Historic Preservation. He is a LEED Accredited Professional with specialization in Building Design and Construction, a Conservation Assessment Program (CAP) Assessor, and he is listed in the Heritage Preservation database maintained by the National Institute for Conservation. Mr. Garavaglia is licensed to practice architecture in California, is a qualified Historic Architect with the California Historical Resources Information System (CHRIS) and Nevada SHPO, and is a member of the American Institute of Architects (AIA).

Select projects include:

- Marconi Conference Center HSR, Marshall, CA
- Casa Gutierrez HSR, Monterey, CA
- Pfeiffer Big Sur State Park Recreation Hall HSR, Big Sur, CA
- Doyle Drive Relocation Stabilization, Feasibility Study, Buildings 106, 201, 228 HSRs, San Francisco, CA
- McDonnell Hall/Our Lady of Guadalupe HSR, San Jose, CA
- Belvedere City Hall HSR & Rehabilitation, Belvedere, CA
- Railtown 1897 State Historic Park Freight House HSR, Jamestown, CA
- SF Parks Bond CEQA Consulting, San Francisco, CA
- Kezar Pavilion Study and HRE, San Francisco, CA
- Angel Island Immigration Station Rehabilitation, Angel Island State Historic Park, CA
- SF Parks Panhandle Playground HRE, San Francisco, CA
- State of California Department of Parks and Recreation, Multiple Projects for the Northern District Service Center, CA
- As-Needed Preservation Services for San Francisco City Hall and Civic Center Campus, San Francisco, CA (since 2008)
- AWSS Recordation/ Consulting, San Francisco, CA
- Presidio Post Chapel Feasibility Study, Presidio of San Francisco, CA
- San Francisco City Hall Emergency Backup Power, San Francisco, CA
- Better Market Street, San Francisco, CA

AMBROSE WONG, AIA

SENIOR PROJECT MANAGER

Secretary of the Interior's Professional Qualifications Standards – Historic Architecture

Mr. Wong has more than 25 years of experience in the architectural profession designing a wide range of facilities for clients in the governmental, commercial, and residential community. As Project Manager, he has overseen the design and construction of many and varied historic preservation, tenant improvement, and residential remodel projects. At Garavaglia Architecture, Inc., Mr. Wong is responsible for the daily management of architectural projects, including coordination of staff and consultant teams, quality control management through the firm's regular check-in and review process, and oversight of code review and compliance issues for a diverse set of projects. Mr. Wong is dedicated to professional development and has actively participated in numerous design charrettes for local communities for more than 10 years. He is continually expanding his knowledge in the related fields of carpentry, and commercial and residential construction.

Mr. Wong received his Bachelor of Architecture degree from California Polytechnic State University at San Luis Obispo and is a registered architect in the State of California (license number C32588). He is an active member of the American Institute of Architects, San Francisco Chapter, and the California Preservation Foundation.

Select projects include:

- San Francisco City Hall Emergency Power Supply, San Francisco, CA, San Francisco, CA
- Kezar Pavilion HRE, San Francisco, CA
- Auxiliary Water Supply System (AWSS) Recordation / Consulting, San Francisco, CA
- San Francisco Parks Bonds CEQA Consulting, San Francisco, CA
- 350 McAllister Window Assessment, San Francisco, CA
- Presidio Post Chapel Feasibility Study, San Francisco, CA
- Doyle Drive Building Relocation Study and Historic Structures Reports, Presidio of San Francisco
- Marshall Gold Discovery State Historic Park HSR, El Dorado, CA
- Angel Island Immigration Station Hospital Rehabilitation Architectural Program Statement, Angel Island State Park, Angel Island, CA
- Bodie-Benton Railroad Office HSR, Bodie State Historic Park, Bodie, CA
- Tomales Regional History Center, Tomales, CA
- State of California Department of Parks and Recreation, Multiple Projects for the Northern District Service Center, CA
- Columbia State Historic Park Cultural Landscape Report, Columbia, CA
- Marshall Gold Discovery State Historic Park HSR, Coloma, CA
- Historic Stone Building Stabilization Guide, Fallon Naval Air Station, NV and China Lake Naval Air Weapons Station, CA
- Railtown 1897 State Historic Park Freight House HSR, Jamestown, CA
- Pfeiffer Big Sur State Park Recreation Hall HSR, Big Sur, CA
- Belvedere City Hall HSR & Rehabilitation, Belvedere, CA
- Historic Chinese Structures Rehabilitation, Fiddletown, CA

ANNA GRUNE

CONSERVATOR / ARCHITECTURAL HISTORIAN

Meets Secretary of the Interior Professional Qualifications Standards – Architectural History

Ms. Grune is an architectural historian with a wide range of experience and interests. Her experience has included developing scopes of work, design proposals, architectural design, historic preservation, project management, and client relations. All phases of architectural design were exercised for the design projects. Tasks included drafting, specification writing, construction management, proposal writing, report writing and research.

Ms. Grune brings to Garavaglia Architecture, Inc. a background in historic preservation, project management, interior design, architecture and planning. She received a M.S. in Architecture from the University of Hawaii, a B.A. in International Relations and Economics from University of San Diego, a Certificate In Historic Preservation from University of Hawaii and a Certificate in Project Management from Cornell University. Her organizational involvement includes: American Institute of Architects, DOCOMOMO Hawai'i, Founding Board Member, The Association for Preservation Technology, Intl. (APT), Member, Historic Hawai'i Foundation, Board Member (Since 2008) and National Trust for Historic Preservation.

Select projects for historic building rehabilitation projects and reports include:

- Golden Gate National Cemetery, San Bruno, CA
- Vallejo Home and Chalet, Sonoma, CA
- Palace of Fine Arts Statue Restoration, San Francisco, CA
- Gallegos Winery Mitigation/Irvington BART, Fremont, CA
- Anna Ranch Hawai'i Register of Historic Places Nomination, Waimea, Big Island, HI*
- Harold Castle Foundation New Building, Kailua, HI*
- Restoration of College Hill, University of Hawai'i at Manoa, HI*
- Historic Structures Report Wilcox Hall, Punahou School, Honolulu, HI*
- Restoration of the Kauai County Building, Lihue, Kauai, HI*
- Restoration of Lunalilo Tomb, Honolulu, HI*
- Structural Rehabilitation of 25 N. Hotel Street, Chinatown, HI*
- Restoration and CUP of Club Hubba Hubba Historic Neon Sign; Chinatown, HI*
- Lei Palm Retail Store (Ala Moana Shopping Center) Honolulu, HI*
- Complete Street Project for Kekaulike Street, Chinatown, HI*
- Department of Accounting and General Services (DAGS) Reorganization and Design of their Base Yard, Honolulu, HI*
- Marine Corp Base Hawai'i, Child Development Center Ages 0-5, Kaneohe, HI*
- Marine Corp Base Hawai'i Youth Center, Schofield Barracks CDC, Ages 0-5; and Schofield Barracks Quad C and E, HI*

*Projects performed with a prior firm.

FRANCIS PUTULIN
GARAVAGLIA ARCHITECTURE, INC.
JOB CAPTAIN

Mr. Putulin has over 7 years of experience in the architectural profession designing a wide range of facilities for clients in the governmental, commercial, and residential community. As Job Captain his responsibilities include exterior and interior construction detailing, preparation of construction documents, participation in CAD drafting standards and protocols, building code and planning processes, design detailing, construction documents, and construction administration, development of drawing sets, submittal milestones, basis of design, and code research. His skills include proficiency in AutoCAD, Vectorworks, Revit, Rhino 3-D, Google SketchUp, the Adobe Creative Suite and freehand drawing and sketching.

Mr. Putulin received his Master of Architecture degree from California College of the Arts and his Architecture and Community Design Bachelor degree with UCSF.

Publications:

Catholic San Francisco – Volume 10 – Number 1, January 11, 2008 – USF student sketches Catholic churches

Select projects include:

- Trinity Folsom Church Rehabilitation, Folsom, CA
- Moraga Adobe Rehabilitation, Orinda, CA
- 6355 Greenleaf Avenue/First Christian Church of Whittier, Whittier, CA
- Hudson House HSR, Carmel, CA
- Preston Castle Doors Rehabilitation, Ione, CA
- 1033 Texas Residence, San Francisco, CA
- 1772 Vallejo Residence, San Francisco, CA
- Skygarden Artwork Rehabilitation, San Francisco, CA
- Public Storage Facility, 300 Treat Avenue, San Francisco, CA
- Public Storage Facility, 2690 Geary Boulevard, San Francisco, CA
- Public Storage Facility, 3901 West Lane, Stockton, CA
- Gallegos Winery Site, Fremont, CA
- 107 Third St Residence - San Juan Bautista, CA
- 1049 Market Street Office Building Renovation, San Francisco, CA
- 510 7th Street Accessible Business Entrance Program, San Francisco, CA
- 1072 Bryant Street Tenant Improvements, San Francisco, CA
- Meridian Apartments Mitigation Monitoring, San Jose, CA
- Auxiliary Water Supply System (AWSS) Pump Station #2 - San Francisco, CA
- Pier 48 Vibration Monitoring, San Francisco, CA
- 761 Post Street Windows Condition Assessment, San Francisco, CA
- Golden Gate National Cemetery Building Renovation, San Bruno, CA
- NAVFAC Point Sur - Paint Analysis for 3 Buildings, Point Sur State Historic Park, CA
- Palace of Fine Arts Statue Rehabilitation, San Francisco, CA

PROJECT TEAM



ROSANNA LERMA, PE, LEED AP
PRINCIPAL

Rosanna has led the firm working with some of the Bay Area's most leading public agencies. Rosanna has built a resume and reputation of over 30 years of commitment to sustainability design and professional community involvement. She has been a contributor for many LEED projects and brings a vision to integrate efficiency with practicality and innovation; and has been a recipient of industry awards. She is a distinguished speaker, with notable engagements, such as the upcoming "GETTING TO ZERO" Forum in New York in October 2021.

Historic rehabilitation projects include STANFORD ROW Housing renovation of four multi-story Historic housing structures utilized as student housing for Stanford University and MIRAFLORES SUSTAINABLE GREENBELT PROJECT, relocation and rehabilitation of historic structures projects.

ROSANNA LERMA

CA Electrical Engineer #E15977
30 Years of Experience
12 Years With Firm

EDUCATION
B.S. in Electrical Engineering,
University of the Pacific

REGISTRATION
California Electrical #E15977
NV #017252 | HI #13690-E

CERTIFICATIONS
US Green Building Council, LEED
Accredited Professional

PROFESSIONAL AFFILIATIONS
BAAQMD Advisory Council 2009-2010
IEEE: Power & Energy Society various
positions 2004 -present
Oakland East Bay Section various
positions 1989-present

REPRESENTATIVE EXPERIENCE

LATHROP HOUSE RELOCATION
REDWOOD CITY



Design 2017
Completion: 2018

Relocation of one of the Peninsula's oldest mansions.

National Register of Historic Places



PRESIDIO OFFICER'S CLUB AND
HERITAGE CENTER
SAN FRANCISCO



Scope: Electrical & PV
Design: 2012
Completion: 2013

Historic rehabilitation that included exhibit space, event spaces and restaurant space.

LEED BD+C: New Construction v3-LEED 2009 Gold
Awarded August 2016



ARDENWOOD HISTORIC FARM
FREMONT



Scope of work
Design: 2014
Project Value: \$200K

Utilities Electric Master Plan for expansion of the historic farming facility.



City of Dublin
Relocation and Restoration/Rehabilitation of the
Historic Camp Parks Entrance Sign



PRESIDENT

STEVEN P. DUQUETTE, S.E.

Licensing

- Civil Engineer License #C38080 | 1984
- Engineering Structural License #S3019 | 1988

Education

- ASAE, West Valley College, Saratoga, CA | January 26, 1979
- BSAE, California Polytechnic University, San Luis Obispo, CA | June 18, 1981

Professional Affiliations

- The American Institute of Architects
- Structural Engineers Associations of Northern California
- International Conference of Building Officials

Experience

- 31 years as President of Duquette Engineering



1171 Homestead Road, Suite 275, Santa Clara 95050
www.duquette-eng.com



JEFF SAYLOR
Lead
Estimator/Senior
Estimator

EDUCATION
B.S., Business,
California State
University, Chico

PROFESSIONAL
AFFILIATIONS
American Society
and Professional
Estimators

BACKGROUND QUALIFICATIONS

Mr. Saylor has twenty years of experience developing cost estimates for, city halls, civic centers, state office buildings, municipal offices, airports, and healthcare projects. Mr. Saylor possesses extensive experience with ADA, DSA, OPSC, and Title 24 requirements, and has led LSA’s estimating efforts ensuring that our wide range of civic and other public agency estimates are compliant with various ordinances.

SELECT PROJECT EXPERIENCE

Historic Livermore Train Station - Southern Pacific Railroad Depot Relocation, Livermore, CA

Senior Estimator for the rehabilitation and relocation of a railroad depot constructed in 1892—a designated historical resource. Scope included the development of a plan that would include the removal of all non-historic additions, such as the existing cinderblock restaurant kitchen, and then the relocation of the structure to a pre-selected/prepared site. Scope additionally included rehabilitation elements to appropriately reconstruct previously destroyed exterior and interior features once additions are removed and the structure is relocated.

DGS Porterville Staff Residences Renovations (Historic), Porterville, CA Senior Estimator for the design-bid-build procurement renovation of 10 circa 1950’s buildings located on the DGS Porterville campus. The buildings consisted of three 2-bedroom houses, five 3-bedroom houses, and two duplexes and have all been identified as historical buildings. Scope included PVC-system and shingle roof replacement, upgraded plumbing, VRF, and fire alarm systems, upgraded lighting/power, abatement and replacement of all asbestos and/or deteriorated siding, and sitework repairs to sidewalks, driveways, landscaping, as well as new water and sewer service piping. Size: 27,800 SF. Estimated Cost: \$8.1M.

California State Parks, Angel Island Immigration Station Restoration, CA Senior Estimator for all design phases involving the rehabilitation and reuse Angel Island’s abandoned buildings/barracks as education and visitor centers including interpretive plans with exhibit concepts, conserving poetry inscribed by many of the immigrants on the floors and walls of the Detention Barracks, an important piece of American architectural history and all site work. GSF 10,500 plus site work. Estimated cost: \$13.5 Million.

National Park Service, Western Region, A&E Services, Historic Preservation Senior Estimator for numerous National Park Service projects including Chateau Oregon Caves, Rehabilitation of Bldg 405, Fort Vancouver to house the National Park Service Museum collections, Gulf of the Farallones National Marine Sanctuary Life Boat Station Rehabilitation, Modular Exhibit System at the Maritime National Historical Park, Yosemite Museum, Ahwahnee Hotel, Ansel Adams Gallery, Yosemite Medical Clinic HVAC and Utilities Upgrades, New Maintenance Facility at Mojave National Preserve and the Thruston Lava Tube at Hawaii Volcanoes National Park. All site work is included in our estimates. GSF Over 50,000. Estimated Cost: \$25 Million.



ANDREW
CHALABARDO, CPE,
MRICS, PQS
Senior Civil Estimator

EDUCATION
York University
Bachelor of
Administrative Studies
(Specialized Honors in
General
Management)
Honors Business
degree with a
specialization in
management
Academic focus
includes
management,
accounting, and
finance

PROFESSIONAL
CERTIFICATIONS/
AFFILIATIONS
Certified Professional
Estimator (CPE),
American Society of
Professional Estimators
Royal Institute of
Chartered Surveyors
Chartered Quantity
Surveyor (MRICS)
Canadian Institute of
Quantity Surveyors
Professional Quantity
Surveyor (PQS)
Completed
Workplace Hazardous
Materials Information
Systems Certification

BACKGROUND QUALIFICATIONS

Mr. Chalabardo is a Certified Quantity Surveyor with over 16 years of experience in all facets of the construction industry, with special emphasis in cost control and estimating. He has a proven ability to facilitate multi-million-dollar projects through team building and leadership, as well as building positive rapport with architects, engineers, construction managers, contractors, and owners. He is well versed in contract negotiations, planning / budgets / forecasting, critical path management, project monitoring, site management and systems commissioning. Areas of expertise include structural, civil, and architectural estimating for transit infrastructure, industrial, commercial, office, and public safety projects.

SELECT PROJECT EXPERIENCE

Alameda Point General Storehouse Rehabilitation, Alameda, CA
Senior Estimator for the adaptive re-use of the Historic General Storehouse, Building 8, at Alameda Point. Scope included the rehabilitation of the deteriorated building shell, replacement of the utilities and infrastructure, accessibility improvements, in addition to the accommodation of new building uses including, commercial kitchens, work/live units, office spaces, a brewery, and community areas.

Historic West Portal Library Renovation and Addition, San Francisco, CA
Senior Estimator for the renovation to the existing 8,000 SF historic library. Significant improvements included seismic strengthening, a new elevator and entrance, new accessible restrooms and ADA fully accessible building.

Historic Parkside Branch Library Renovation and Addition, San Francisco, CA
Senior Estimator for the 6,000 SF historic library renovation including a 1,000 SF addition. Project involved merging the 1936 and 1974 libraries into one building, ADA improvements throughout, and structural modifications to 1936 building.

SFDPW Police ESER Bond Program – CM Services for Police Facilities and Fire Stations, San Francisco, CA
Senior Estimator who provided budgeting and cost estimates for various SFPD stations/auxiliary buildings for upgrades and renovations including mechanical ventilation and electrical, fire protection, emergency systems, and ADA upgrades. Scope of work included providing cost estimating for upgrading and maintaining the City of San Francisco’s 11 police stations, due to end-of-life cycle and deferred maintenance considerations. Police station projects include Ingleside Police Station, Northern Police Station, Park Police Station, SFPD Police Academy, Richmond Police Station, Taraval Police Station. Many of these police stations are historically significant, being originally constructed between 1910-1929. Project size: 105,415 SF. Cost: \$110.7 million.

FIRM PROFILE



BKF Engineers

Since 1915, BKF Engineers earned a reputation for its ability to successfully plan, design, survey, and implement complex projects. We draw upon and utilize our experience diligently guiding projects from the initial due diligence and feasibility stages, progressing project designs and permitting approvals, and concluding with construction and implementation. This proven approach recognizes that developing dynamic projects is informed by focused team collaboration, mitigating physical constraints and potential risks, and balancing designs goals with value engineering solutions.

Through our network of 16 west coast offices, BKF provides civil engineering, land surveying, and land planning services for government agencies, institutions, developers, design professionals, contractors, school districts, and corporations. Facilitating the unique permitting and expertise requirements of projects, we provide a number of specialty services, including Agency permit expediting, sustainable infrastructure, site accessibility consulting, hydrology/hydraulics, traffic signal and traffic handling designs, utility locating services, automated construction surveying monitoring, and 3D laser scanning.

BKF's decades of engineering, surveying, and planning experience is evident in our legacy projects throughout the west coast. By leveraging our diverse project portfolio in combination with innovative design solutions, BKF's team of more than 450 experienced staff is dedicated to successfully delivering sustainable and dynamic projects for our communities and partners.

EXPERIENCE

- California Nursery Historical Park Master Plan, Fremont
- John Marsh House Cowell Ranch/John Marsh State Historic Park, Brentwood
- Angel Island Immigration Station Rehabilitation, Tiburon
- Yosemite Village Welcome Center, Yosemite National Park
- EBRPD Anthony Chabot Residence and Puma Point Restrooms, Castro Valley
- Sean Diamond Park, Dublin
- Dublin Crossings Park, Dublin
- Dublin Positano Park, Dublin
- Prewett Community Park Improvements, Antioch
- Roddy Ranch Restoration Plan, Antioch
- Cross Alameda Trail, Alameda
- Jean Sweeney Open Space Park, Alameda
- EBRPD Brickyard Phase I, Berkeley
- Garms Staging Area, Pleasanton
- Heather Famrs Tennis Courts, Walnut Creek
- Rossmoor Tice Creek Repair, Walnut Creek
- Rossmoor Creekside Pickleball Courts, Walnut Creek
- Golden Gate Fields, Berkeley
- Windemere Parkway Habitat Restoration Topographic Survey, San Ramon
- Big Sur Pfeiffer Campground, Big Sur

SERVICES

- Civil Engineering
- Surveying
- Planning
- Transportation
- Water Resources
- Sustainability
- Construction Management
- Utility Locating



CONSULTANT QUALIFICATIONS

PRINCIPAL IN CHARGE - LANDSCAPE ARCHITECT BRIAN FLETCHER, PLA, ASLA, LEED AP



- B.S. of Landscape Architecture, Cal Poly, SLO
- California Landscape Architect #4671, 2009 issued by the American Society of Landscape Architects (ASLA)
- Leadership in Energy and Environmental Design (LEED) Accredited Professional

25 years with CALA

Since joining Callander Associates in 1996 Brian has risen through the ranks to become a principal and the president of the firm. In this role, Brian has done an outstanding job seeing that the needs of our clients are well attended to. In spite of his oversight responsibilities Brian has always made the time to give his best to each and every one of his clients. He delights in the design process and truly engaging the public in developing projects that are a reflection of the community. Brian's creativity and imagination has contributed to creating some of the signature elements of a variety of projects.

Relevant Experience:

- Old Town Plaza, Elk Grove
- Plaza del Sol, Sunnyvale
- Lathrop House, Redwood City
- Westlake Offramp Landscaping, Daly City
- Chapin Avenue, Burlingame
- Bayshore Highway Feasibility Study, Burlingame
- Eastside Transit Hub, San Carlos
- Centennial Way Trail Master Plan, South San Francisco
- Serramonte Boulevard Master Plan, Colma
- Gonzales Community Center
- Picnic Area Upgrades, Hayward
- Wallis Ranch, Dublin
- Town Green and Arts District Master Plan, Danville
- Lawrence Station Sense of Place Plan, Sunnyvale
- Pleasanton Downtown Specific Plan
- Millbrae Downtown Enhancements
- Embarcadero Corridor, Palo Alto
- Pleasanton Civic Center

REFERENCES

Jennifer Cabrera

California State Parks Senior Architect
Angel Island Immigration Station Building Rehabilitation
Jennifer.Cabrera@parks.ca.gov
916-445-7995

Jim Mosier

Vanir Construction Management, Inc., San Mateo County Project Manager
Lathrop House Relocation
c_jmosier@smcgov.org
510-509-5937

Rich Green

Board President, Palo Alto History Museum
PAHM Roth Building Rehabilitation
rich@richgreenink.com
650-322-3089

Dan Osanna

Manager, Resource Services Section California State Parks
Railtown HSR
Dan.Osanna@parks.ca.gov
916-445-8836

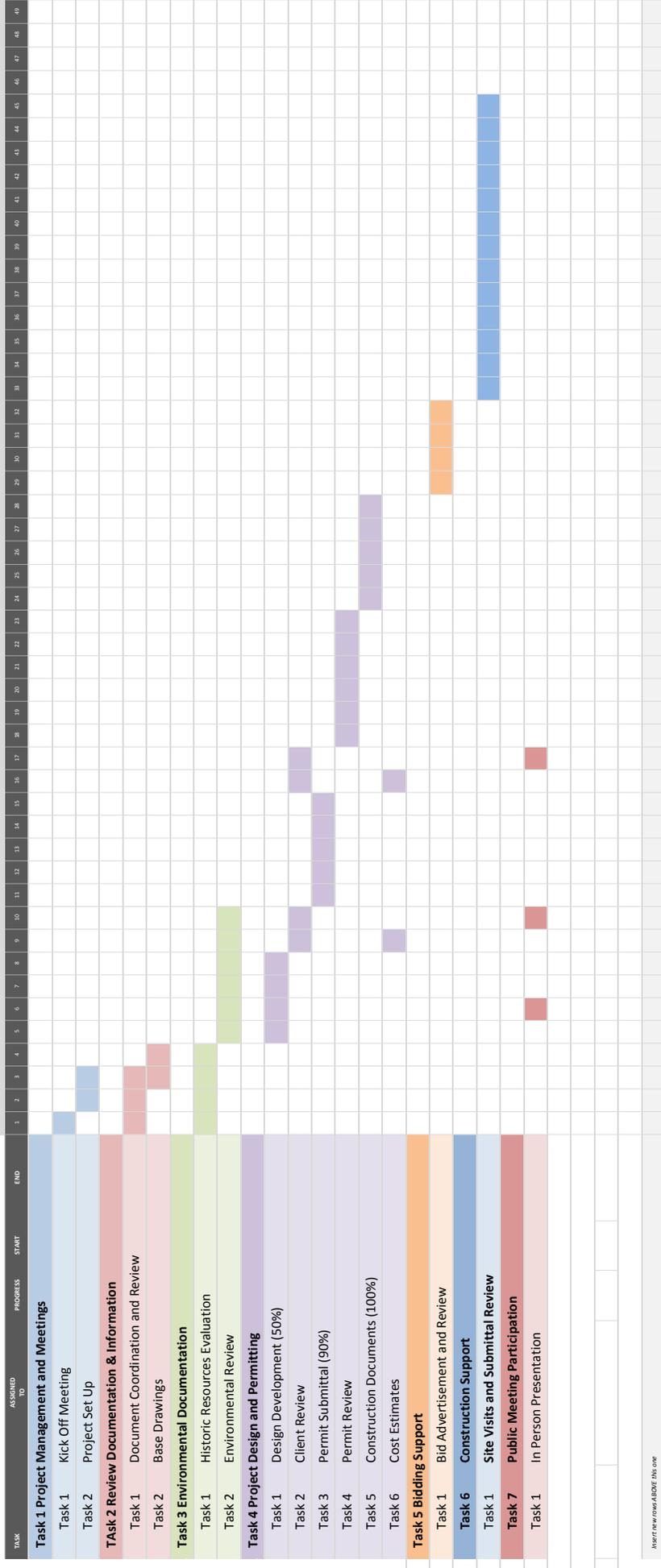
ATHERTON RAIL STATION REMODEL, Atherton, CA

Garavaglia Architecture, Inc.

Jan-22

Project Start: Fri, 4/1/2022

Project Weeks: 48 Total



Insert new rows above this one

LITIGATION STATEMENT:

Garavaglia Architecture, Inc. is not involved in any current or ongoing litigation of any kind. Garavaglia Architecture, Inc. has never been involved in litigation of any kind in its business history.

DISCLOSURE STATEMENT:

Garavaglia Architecture, Inc. is not aware of any conflicts of interest that would impact the ability to complete the work as described. Additionally, Garavaglia Architecture is working on one project within a five (5) mile radius of the town of Atherton, rehabilitation of the Roth Building for the Palo Alto History Museum. This disclosure is for the prime contract only and does not apply to subcontractors.

PROFESSIONAL SERVICES AGREEMENT:

Garavaglia Architecture, Inc. has reviewed the sample Professional Services Agreement provided in the RFP and accepts the terms and conditions stated therein.

Page 1 of 3



582 MARKET ST. SUITE 1800
SAN FRANCISCO, CA 94104

T: 415.391.9633
F: 415.391.9647

www.garavaglia.com

FEE PROPOSAL

January 12, 2022

Robert Ovadia
Director of Public Works
Town of Atherton
80 Fair Oaks Lane
Atherton, CA 94027
(510) 728-7400 ext. 3275

Atherton Rail Station Remodel

See attached matrix for task fees and estimated hours.

TOTAL FEE FOR THE REQUESTED SCOPE: \$125,670.00
(Including Reimbursable Expenses)

Fee Information

Fee Schedule (2021 rates)

If additional services are desired, our hourly fees are broken into rates as follows:

Garavaglia Archtiecture, Inc.	
Principal	\$240.00
Senior Project Manager	\$170.00
Preservation Services Manager	\$145.00
Project Manager	\$140.00
Architectural Conservator	\$135.00
Senior Architectural Historian	\$135.00
Job Captain	\$130.00
Architectural Historian	\$120.00
Conditions Assessment Specialist	\$120.00
Senior Drafter	\$120.00
Research Assistant	\$95.00
Administrative Assistant	\$75.00
BKF Engineers	
Principal	\$264.00
Senior Project Manager	\$230.00
Project Engineer	\$169.00
Resident Engineer	\$162.00

Drafter IV	\$145.00
Duquette Engineer	
Principal Engineer	\$300.00
Staff Engineer	\$200.00
CAD / Assistant Engineer	\$140.00
Administrative Assistant	\$115.00
EDesignC	
Principal	\$247.00
Senior Engineer	\$227.00
Project Manager	\$201.00
Project Engineer	\$180.00
CAD	\$149.00
Callander Associates	
Principal	\$226.00
Senior Associate	\$206.00
Project Manager	\$177.00
Job Captain	\$149.00
Designer	\$139.00
LSA	
Principal	\$206.00
Project Manager	\$185.00
Senior Estimator	\$185.00
Estimator	\$155.00
Technical Services	\$115.00

The Architect reserves the right to annually review the fee rates and increase them accordingly.

Reimbursable Expenses

We estimate reimbursable expenses of \$5,000. This is to cover transportation, reproduction costs, and other incidental project-related costs. Garavaglia Architecture, Inc. will provide electronic (.pdf) copies of all memos/reports. All hard copy production of final reports beyond any quantity identified in this proposal will be the responsibility of the Client. Garavaglia Architecture, Inc. will not be responsible for additional reimbursable expenses if the state amount is exceeded. Any additional provisions to cover expenses will be the responsibility of the client. There is a 1.15 multiplier for all reimbursable expenses.

Additional Services

We have found that some clients desire additional services once the project begins, such as changes in project scope or service level and/or additional historic research. These services will be billed as an additional service. It is our intent to notify you of the cost implications of any requested additional service before we proceed

Fee for attendance at each additional public meeting: \$1,000.00



582 MARKET ST. SUITE 1800
SAN FRANCISCO, CA 94104

T: 415.391.9633
F: 415.391.9647

www.garavaglia.com

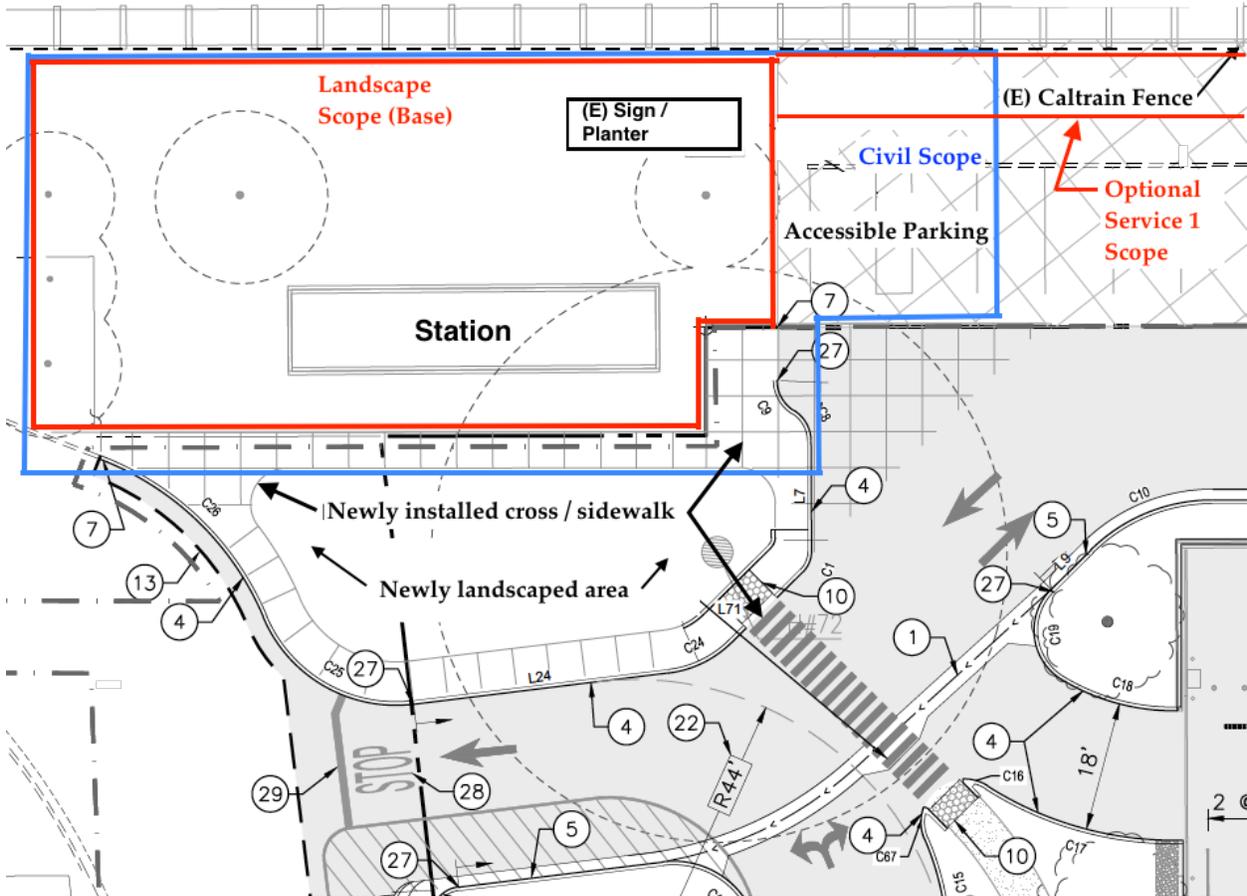
Atherton Rail Station

WORK PLAN

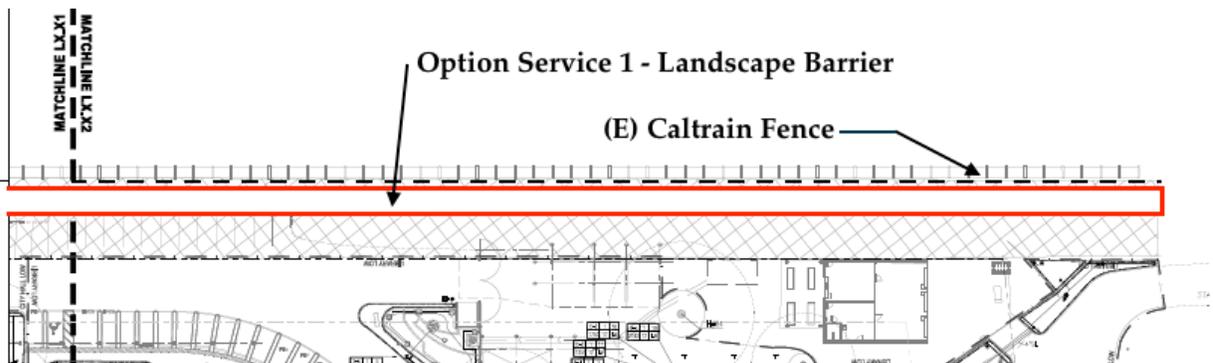
Assumptions:

- Plans from 1953 reconstruction are available for use/reference.
- Caltrain will provide relevant information in a timely manner.
- Project will be limited to the area immediately surrounding the Rail Station (see diagram).
- Due to the need to minimize the A/E fee, and the simplicity of the project, we have reduced the number of cad-drafted submittals from 4 to 3. The initial submittal (50%) will be of conceptual sketches for review and feedback by client team.
- We will provide relevant information including review of historic resource issues to help support the environmental review, all other environmental assessments will be outside the scope of this proposal.
- The scope of this proposal does not include geotechnical, survey, or hazardous material abatement work because it is unnecessary based on the 1990 reconstruction of the building and the extent of existing documentation. (site design for ADA access will be provided by a CASp)
- We assume that the building will be handled either as a historic resource or as if it were a historic resource, potentially using the CA Historical Building Code - the basis of the work to follow the Secretary of the Interior's Standards for Rehabilitation.
- M/E/P will be limited to electrical, and some heating/HVAC. No sanitary facilities are included in the project. Irrigation is already at the building.
- Per the guidelines of the Historic Building Code and regular code, proposed changes to the building will not trigger lateral or structural upgrades. The building has stood under the force of gravity for decades without issue.
- There is no construction phasing for the project.
- Bid alternatives will be limited to two (2) and will be based on budget forecasts.
- No services requiring the payment of prevailing wages are included in this proposal.
- Large landscape areas at the building have already been included in the Civic Center project.

Atherton Rail Station Rehabilitation
Work Plan



Base scope of work area



Optional scope of work area

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Scope of Services

This project can be broken down into 7 tasks. This scope of work describes the step-by-step process from the start of the design process to the completion of construction. The tasks are as follows:

Task 1: Project Management and Meetings

In an effort to expedite approval of the design, the Consultant shall plan, coordinate and attend a kickoff meeting with Town staff and the Council subcommittee to discuss project goals, scope and schedule, and to discuss any issues to be clarified prior to the start of work. In addition to the kickoff meetings, periodic virtual design meetings with Town staff and stakeholders will be held.

Project Start Up

This phase includes initial preparation to begin work on the project.

- Each party will appoint one point of contact for the project.
- Prior to starting the work, a kick-off meeting with the Client will be scheduled with the appropriate project representatives to identify, verify, and prioritize the project scope and goals, review schedules, and discuss the project issues.
- Ongoing reasonable Client communications and coordination is included.
- There will be 4 additional virtual coordination meetings planned over the life of the project.

Task 2: Review/Collect Existing Conditions, Documentation and Information

The Consultant shall perform a field review at the project location and secure existing conditions information (topographic, building and building condition, building utility, signing, striping, illumination, roadway, topographic, etc.). The Consultant shall work with Caltrain, local utility companies and public agencies as needed to obtain any existing As-Built, or electronic base map plans. The information shall be utilized by the Consultant to develop the Plans, Specifications, and Estimates (PS&E) for the project. It is noted that the Town does have some existing topographic information, base maps, limited utility, ROW, signing/striping and other information developed for the Town Center project.

- The Client, or client representative will provide all documentation (if any) available from the property owner regarding historic resource issues and previous projects at the site. This includes any permit history, available plans, previously prepared reports, historical maps, chain of previous ownership, environmental review documentation. etc. If releases are required by Caltrain, the Town will accept the terms and sign for that documentation to be used by the A/E team.
- Garavaglia Architecture, Inc. will review all background data from the Client, Caltrain, and other sources. All materials must be received before the review can begin.

Site Visit and Existing Conditions

This phase consists of site visit, code research, field investigation, and base plan preparation.

- Coordination and site visit(s) with the A/E team
- Code Research - Review of basic planning and building code
- Site visit(s) for condition assessment and field measurements - On-site measurements and condition assessment to verify existing conditions
- Evaluate existing conditions of the property

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- Base plans – CAD base plans will be created including floor plan, exterior elevations and area site plan
- Design Goal Review / Basis of Design - Review of design and functional goals provided in written form by the owner (required prior to starting design).
- If required, a meeting will be held with one permitting agency to get their response to project design and compliance with code requirements.

Task 3: Environmental Documentation

The building has been determined eligible as a historic resource based on previous environmental review materials. GA will provide support documentation required for the environmental review. Any actual environmental permitting will be the responsibility of the governing agency.

Task 4: Project Design and Permitting

Consultant shall develop conceptual (50%), 90%, and Final PS&E, in conformance with the Building Code, Town Ordinances and in compliance with the Maintenance and Use Agreement. 90% plans will be used to apply for any required building permits and for final approval by Caltrain, if required. Material boards and samples shall be provided as necessary through the design for material/ color selection, as well as for comparison during construction.

Key elements of the project include:

- Reorientation of the main entry to the building and enclosing the rear
- Weatherization
- Interior / exterior improvements
- Electronic and fixed displays
- Interior and exterior lighting
- Data and security connections (may be wireless)
- Building maintenance (roof, painting, dry rot, etc.)
- Accessibility improvements
- Kiosk and signage improvements
- Seating and site furnishings
- Landscaping improvements

Each design submittal shall consist of a minimum of one electronic and three sets of plans (11"x17"), specifications and estimates. Specifications are not required for the conceptual design. Building permit applications may be submitted electronically. Review plans shall be submitted in pdf format, specifications and estimates shall be submitted in an editable electronic format (Word, Excel, etc.). Final PS&E shall be in an editable electronic format (AutoCAD, Word, Excel, etc.), as well as pdf format and hard copies.

Hold a Design review meeting with client group with Design Sketches provided during meeting for discussion.

Conceptual design (50%)

50% Deliverables shall include:

- a. Project drawings including plans and elevations as required to depict scope of work and design intent as noted above in .pdf format
- b. Construction cost estimate for 50% design documents
- c. Initial sample board of all finishes and proposed products
- d. Schematic layout of interpretive panels.

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- e. Public meeting - At the end of this phase, we will meet with Town Council and stakeholders to review the design. You will be asked to approve the final design in writing before we proceed to the next phase. The overall scope of the project should also be set at this time.

Permit Submittal Documents (90%)

Based on the 50% complete documents and any Client proposed revisions, final drawings showing the proposed design will be created for Building Permit Review.

The set for the review include:

- Progress drawings in digital format for Client to review at 90% completion stage, to be used for Building Permit review submittal
- Written technical specifications (up-front boilerplate sections to be provided by the client).

Permit Submittal and Review (100% complete at end of permit submittal)

Assist Client in obtaining a building permit by furnishing all necessary drawings and calculations, and working with the planning and building departments as required. The A/E Team has included a reasonable amount of time to develop one round of responses to comments and make necessary reviews to the documents for the building department.

- Provide signed full size plan set for permit submittal
- Additional information pertinent to the construction documents will be added in response to any permit review comments as well as integrating any final Client comments to create 100% documents, to be used by contractor for construction.
- Prepare a construction cost estimate using the 100% documents
- Presentation to Town Council and stakeholders (third and final meeting)

Task 5: Bidding Support

The Consultant shall prepare responses to questions from Contractors regarding advertised plans and specifications and shall prepare addendums as needed.

Bid Assistance

We will assist you in acquiring a bid from your contractor(s) through one "round" of bidding. We use a streamlined construction document / bid process which requires the contractor to add their professional experience into their bid. The tasks in this phase include:

- Assist Client in assembling the bid documents.
- Site Visit - One site visit will be arranged for the contractors and subs to walk the site. We will answer their questions about the project as they arise.
- Assist in responding to technical questions from prospective bidders during the bid period.

Task 6: Construction Support

The Consultant shall:

- Attend the construction kickoff meeting
- Review and approve material submittals
- Respond to RFI's
- Attend up to two field meetings to respond to unforeseen conditions or answer Contractor and Inspector questions.
- Complete a minimum of two progress inspection
- Conduct punch-list walkthrough and closeout inspections

Construction Administration

The main service provided during this phase is periodic site visits to check on the general progress of the work and to provide information to the contractor. It is important to do this so that any questions can be addressed before work is started. This type of project would typically take about 3 to 4 months to construct. The tasks include:

- The architect will attend a pre-construction meeting and up to 5 additional construction meetings including one for the final punch list.
- Site Visits - We will be making site visits at crucial milestones to check on the work and answer contractor questions. Each discipline will conduct site visits as needed to observe the construction progress. We estimate these visits will take from one to two hours each.
- The A/E Team has allocated a reasonable amount of time, on average based on past experience, for review of each submittal (and for subsequent re-submittal). A Typical turn around of 5 business days must be allowed for starting from date of receipt of complete submittal documents. It is expected that submittals will be professionally prepared and reviewed by the client, thus not requiring extensive handling by the A/E Team. Each time a submittal is submitted is a new review of a submittal.
- The A/E Team has allocated a reasonable amount of time, on averaged based on past experience, for review of each RFI (and for any subsequent follow up request on the same topic). A typical turn around of 5 business days must be allowed for starting from date of receipt of each RFI. It is expected that submittals will be professionally prepared and reviewed by the client, thus not requiring extensive handling by the A/E Team. Each time an RFI is submitted is a new review of an RFI.

Task 7: Attend Public Meetings

In addition to previously noted project meetings, the Consultant will be required to attend public meetings regarding the project including the Town Council and project stakeholders to review the conceptual and final designs. (For the purpose of the proposal, assume there will be three (3) such public meetings.) We have noted the anticipated phase for each of these meetings in the project phases as listed, although the timing of these meetings may vary.

Optional Service 1

Landscape screen/barrier along the Caltrain tracks. The anticipated extent of barrier will be from just east of the Station building out to a line aligned with Maple Avenue.



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FEE PROPOSAL

February 25, 2022

Robert Ovadia
Director of Public Works
Town of Atherton
80 Fair Oaks Lane
Atherton, CA 94027
(510) 728-7400 ext. 3275

Atherton Rail Station Remodel

See attached matrix for task fees and estimated hours.

FEE BREAKDOWN BY FIRM:

Garavaglia Architecture, Inc.	\$34,890.00
BKF	\$13,000.00
Duquette Engineering	\$780.00
EDC	\$16,625.00
CALA	\$15,796.00
LSA	\$8,080.00
Reimbursable Expenses	\$5,000.00

TOTAL FEE FOR THE REQUESTED BASE SCOPE: \$94,141.00.00
(Including Reimbursable Expenses)

Total for Option Service #1: \$13,162.00
(Including Reimbursable Expenses)

Fee Information

Fee Schedule (2021 rates)

If additional services are desired, our hourly fees are broken into rates as follows:

Garavaglia Architecture, Inc.	
Principal	\$240.00
Senior Project Manager	\$170.00
Preservation Services Manager	\$145.00
Project Manager	\$140.00
Architectural Conservator	\$135.00
Senior Architectural Historian	\$135.00
Job Captain	\$130.00

Architectural Historian	\$120.00
Conditions Assessment Specialist	\$120.00
Senior Drafter	\$120.00
Research Assistant	\$95.00
Administrative Assistant	\$75.00
BKF Engineers	
Principal	\$264.00
Senior Project Manager	\$230.00
Project Engineer	\$169.00
Resident Engineer	\$162.00
Drafter IV	\$145.00
Duquette Engineer	
Principal Engineer	\$300.00
Staff Engineer	\$200.00
CAD / Assistant Engineer	\$140.00
Administrative Assistant	\$115.00
EDesignC	
Principal	\$247.00
Senior Engineer	\$227.00
Project Manager	\$201.00
Project Engineer	\$180.00
CAD	\$149.00
Callander Associates	
Principal	\$226.00
Senior Associate	\$206.00
Project Manager	\$177.00
Job Captain	\$149.00
Designer	\$139.00
LSA	
Principal	\$206.00
Project Manager	\$185.00
Senior Estimator	\$185.00
Estimator	\$155.00
Technical Services	\$115.00

The Architect reserves the right to annually review the fee rates and increase them accordingly.

Reimbursable Expenses

We estimate reimbursable expenses of \$5,000. This is to cover transportation, reproduction costs, and other incidental project-related costs. Garavaglia Architecture, Inc. will provide electronic (.pdf) copies of all memos/reports. All hard copy production of final reports beyond any quantity identified in this proposal will be the responsibility of the Client. Garavaglia Architecture, Inc. will not be responsible for additional reimbursable expenses if the state

amount is exceeded. Any additional provisions to cover expenses will be the responsibility of the client. There is a 1.15 multiplier for all reimbursable expenses.

Additional Services

We have found that some clients desire additional services once the project begins, such as changes in project scope or service level and/or additional historic research. These services will be billed as an additional service. It is our intent to notify you of the cost implications of any requested additional service before we proceed

Fee for attendance at each additional public meeting: \$1,000.00