

ALESSANDRO BLVD. CORRIDOR IMPLEMENTATION PROJECT

Proposal



February 10, 2011

PREPARED FOR
Southern California Association of Governments
818 W. 7th Street, 7th Floor
Los Angeles, California 90017-3435

PREPARED BY
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February 8, 2011

Sandee Scott, Sr. Contracts Administrator
Southern California Association of Governments
818 W. 7th Street, 12th Floor
Los Angeles, California 90017-3435

Subject: Alessandro Boulevard Corridor Implementation Project

Dear Ms. Scott:

The Mooney Planning Collaborative (MPC) is pleased to submit this statement of qualifications to the Southern California Association of Governments for the Alessandro Boulevard Corridor Implementation Project (Alessandro Boulevard Project). MPC is a unique collaboration of planning experts who can provide clients with a broad range of services and high-level expertise. We have worked extensively throughout the Southern California area, and many of us have worked closely with the cities that have already served as examples for the Compass Blueprint demonstration projects.

I will serve as the project manager for the Alessandro Boulevard Project, bringing over 35 years' planning experience. I bring the unique perspective of having in-depth experience with both traditional zoning as well as form-based coding. This experience will provide valuable insights towards creating an overlay district that pays special attention to building mass, pedestrian-orientation and the positioning of buildings on development sites. Incorporating these elements will help to solve some of the obstacles to mixed-use development along the corridor by ensuring compatibility with adjacent land uses and integration with alternative transportation options.

Rick Espana will lead the design team for RNT, a local architecture firm with extensive experience throughout Southern California. In addition to RNT, our team includes Linscott, Law and Greenspan (LLG), a well-respected traffic-engineering firm with an office in Orange County.

This project is a unique opportunity to provide an example for the Riverside region of the possibilities for transit-oriented, mixed-use development. We look forward to working closely with the City to implement a project that will drive the sustainable and prosperous development of the Alessandro Boulevard corridor.

If you have any questions, feel free to contact me at 760.942.5147 or bmooney@mooneyplanning.com. I look forward to the opportunity to work with you.

Sincerely,

Brian F. Mooney, AICP
Managing Principal

TITLE PAGE

RFP Number: 11-001-BR06

Project Title: Alessandro Boulevard Corridor Implementation Project

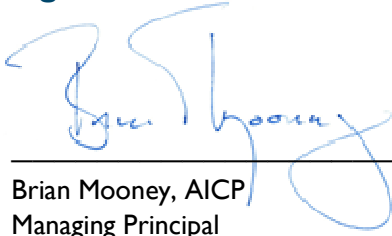
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Signature of Person Authorized to Bind Mooney Planning Collaborative:



Brian Mooney, AICP
Managing Principal

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I INTRODUCTION

The Mooney Planning Collaborative (MPC) serves as the planning arm of Dudek to provide innovative and comprehensive planning programs to cities and counties throughout California. MPC brings together planning experts based on clients' needs and the specific tasks involved in each assignment, offering public agencies a broad suite of current and forward-thinking planning services. MPC helps communities visualize, create, and implement planning initiatives, creatively balancing desired community character, infrastructure needs, recreation, aesthetics, economic opportunities, and environmental measures to plan a sustainable, viable community. For the Southern California Association of Governments (SCAG) and City of Moreno Valley (City) Alessandro Boulevard Corridor Implementation Project, Brian Mooney will serve as the lead. He will be supported by MPC associates Russ Hunt, Megan Stone, and Amber Lake for the creation of MUD1 and MUD2 Overlay Districts and the rezoning of the Residential 30 (R30). Carey Fernandes will be the task leader for the CEQA process, supported by Dudek's environmental planners and technical specialists.



MPC will team with long-time professional associate firms Roesling Nakamura Terada (RNT) and Linscott, Law & Greenspan, Engineers (LLG). RNT will be directed by Rick España; Keil Maberry will lead LLG's participation in the project.

Key Personnel and Relevant Project Experience for MPC are listed below. Key Personnel and Project Examples for RNT and LLG are provided in Section 4 Subconsultant Profiles.

Key Personnel

BRIAN F. MOONEY, AICP PRINCIPAL/PROJECT MANAGER

MPC is led by Brian F. Mooney, American Institute of Certified Planners (AICP), an award-winning leader in local planning with over 35 years' experience. Brian originally entered the field of planning as an urban historian and anthropologist, and he has continued to bring a high value to the integration and preservation of historic resources as his practice has evolved. Brian's planning practice has focused on the identification of community character elements and the preservation of unique assets within our towns and cities that create a sense of place for all stakeholders.. His experience includes preparation, coordination, and completion of comprehensive urban and rural master plans for counties, cities, towns, and tribal governments throughout California. These plans have taken the form of general plans, specific plans, tribal land use master plans, regional framework plans, and implementation of codes and ordinances. Brian's area of expertise focuses on developing sustainable development programs that assist cities and towns in solving complex planning problems.

RUSS HUNT SENIOR PLANNER

Russell Hunt has over 35 years' experience in regional and city planning and has served as extension of staff for cities and counties throughout Southern California, including Imperial and San Diego Counties, and cities of Solana Beach and Del Mar. Mr. Hunt has worked on a number of

zoning and General Plan Amendments for downtown and corridor revitalization projects. These planning projects have involved the cities of San Diego, El Centro, Brawley, Calexico, Lemon Grove, La Mesa, Del Mar and the counties of Imperial and San Diego. Mr. Hunt has successfully prepared creative regulatory documents that assisted the various jurisdictions in achieving their vision.

CAREY J FERNANDES CEQA TASK LEADER

Carey J. Fernandes has 13 years' experience in urban and environmental planning and has served as extension of staff for cities throughout Southern California. Ms. Fernandes has worked on a number of large-scale planning and environmental projects, including serving as project manager for preparation of an EIR for the City of La Mesa's Mixed Use Overlay Zone. Planning projects within the cities of El Centro, Calexico, Lemon Grove, San Diego, and Chula Vista demonstrate her organization and management skills in completing projects for local governments. She has developed a specialty working with small jurisdictions on economic revitalization, smart growth, and sustainable projects. Ms. Fernandes has also developed and managed a number of community outreach programs, including project liaison for steering committees, general plan advisory committees, and special committees.

MEGAN STONE COMMUNITY PLANNER

Megan Stone is a community planner and outreach specialist with experience communicating sensitive topics and mediating disparate interests within diverse communities. Megan's fluency in Spanish has been an asset on many projects, including her time spent in the Dominican Republic, where she developed and implemented a community outreach program that involved education; mediation between conflicting resource users; and engagement of the public in resource monitoring, conservation, and planning. In addition, Megan has supported the outreach efforts of various nonprofits through event coordination, material development, and volunteer and environmental training. Megan is currently working with Brian to update the City of Calexico's Zoning Ordinance, including developing a public participation process and implementing a new mixed-use zone in the downtown district, which incorporates principles from SCAG's Compass Blueprint Downtown Master Plan for the City of Calexico.

AMBER LAKE LANDSCAPE DESIGNER

Amber is a landscape architect and designer who has worked for the Smithsonian Institute, Ima+Design, Urban Arena and Walt Disney Imagineering. Her work experience has helped to focus her drafting and rendering skills in AutoCad 2006 and 2010, CS5 Photoshop, Illustrator and InDesign, and SketchUp 7.0. She is competent designing site plans and conceptual drawings and infuses each of her projects with a unique creative style. Her team management skills include developing construction documents, construction details, planting design, irrigation, concept design, group brainstorming, teamwork, abstract design synthesis and LEED-NC accreditation. Amber is currently a thesis graduate student at the New School of Architecture & Design and is pursuing a master's degree in architecture. This experience has led her to a better understanding of the built environment and its relationship to the natural realm.

2 TECHNICAL APPROACH

2.1 Project Objectives, Concerns, and Key Issues

The MPC team views the Alessandro Boulevard Corridor Implementation Project as an opportunity to work with the City of Moreno Valley to transform the corridor into a mixed-use, transit-oriented corridor that encompasses and exemplifies the Compass Blueprint principles. Building on the vision established in the Vision Plan for Alessandro Boulevard Corridor (Vision Plan), the project will integrate future transportation and development opportunities in order to provide a coordinated approach to the transformation of the corridor. The fifteen principles set forth in the Vision Plan will guide each of the tasks outlined below to provide focus and ensure that the ultimate goal of creating an “Alessandro Boulevard as a thriving multi-modal boulevard that connects neighborhoods and employment centers with regional, community and neighborhood-serving retail and services spaced along the corridor in activity nodes” is achieved through the implementation process.



Alessandro Boulevard has the potential to provide an important transportation link for the City of Moreno Valley as well as the region as a whole. However, recent development has trended towards a suburban approach, resulting in sprawling shopping centers and housing developments that currently have few linkages or opportunities for pedestrian and alternative mobility. The corridor lacks an identifiable center as well as gateways and a cohesive streetscape image. Additionally, TOD on the western edge of the corridor is constrained by aircraft patterns and operations at the March Air Force Base. A lack of attractive uses and business currently inhibit the economic performance of the corridor, and few employment opportunities result in spending leakages to other communities.

2.2 Scope of Work

MPC, in association with RNT and LLG, will develop a planning and environmental program that will assist the City of Moreno Valley in achieving its vision for Alessandro Boulevard as a mixed-use corridor. This program will be based on proven methods for designing a MUD Overlay District that works within the City’s overall regulatory process in an efficient manner.

TASK I: PROJECT INITIATION & COORDINATION

Sub Task I.1: Review and Verify Existing Conditions. The first task for the Alessandro Boulevard Corridor Implementation Project will be to review previous studies and land use classifications. The existing built environment will be evaluated from both a building placement perspective, as well as a traffic, bicycle and pedestrian circulation perspective. Previous land use surveys will be reviewed to ensure they correctly reflect the current condition.

Sub Task I.2: Kickoff Meeting. Brian Mooney of MPC will lead a project kickoff meeting, including representatives from the City, SCAG, key task leaders from the project team and other

key partners identified by the City. The kickoff meeting will serve to confirm the project approach, establish clear lines of communication, and identify each party's role in the project. Mr. Mooney will act as the project manager and will be available to the City throughout the duration of the project. Following the kickoff meeting, regular meetings will be scheduled.

TASK 2: CREATE MUD1 & MUD2 OVERLAY DISTRICT

Building on the Alessandro Boulevard Corridor Vision Plan, the creation of the MUD Overlay District will focus on the implementation of MUD1 and MUD2 zones recently adopted and incorporated into the zoning ordinance. The MUD Overlay District will include both performance standards for the selection of appropriate mixed-use sites as well as urban design strategies to guide the development of mixed-use properties such that they create a vibrant, sustainable, pedestrian-oriented environment that integrates transportation and community.

Sub Task 2.1: Develop requirements for selecting MUD sites. The identification of sites suited for mixed-use development within the Mixed Use Overlay District will be based on the sites' conformance with a number of pre-established performance standards. Performance standards will be developed to include objectives such as (1) consideration of surrounding properties and potential impacts on adjacent land uses; (2) located on a major arterial; (3) creates opportunities for increased pedestrian mobility and connectivity to transit; (4) complements surrounding neighborhood with an appropriate physical form (including height, bulk, and scale) and (5) assists the City in implementing the corridor Vision Plan.



Sub Task 2.2: Create urban design strategies to intensify land use. Urban design strategies shall build upon the vision created in the Vision Plan for Alessandro Boulevard to enhance the placemaking contributions of future development. Urban design strategies will promote the formation of a cohesive identity for Alessandro Boulevard and generate pedestrian-oriented development to spur economic investment in the community.

The team understands that the urban design strategies will become the first phase of planning implementation that appropriately increases density to create a corridor for residents, employees and visitors to walk to access a variety of needs ranging from personal services to restaurants and groceries. The design strategies will implement a corridor of activity nodes that range from regional-level attractions such as the Moreno Valley Town Center to community-level collections of retail and services such as the shops.

Planning strategies would be developed to create a cohesive identity for the corridor and the City. In addition, the design strategies would examine the unique requirements for each of the nodes that range from regional-level attractions to community-level collections of retail and services. Strategies would include, but not be limited to:

- Building massing and orientation.
- Urban plazas and open space.
- Gateways.
- Pedestrian connectivity.
- Auto circulation and parking.
- Sustainable planning and building design.
- Signage strategies.

TASK 3: REZONE RESIDENTIAL 30 (R30) AREAS

The MPC team will carefully evaluate the project area and collaborate with City staff to select appropriate areas to be rezoned R30. Parcels will be chosen to minimize potential adverse effects on both neighboring developed areas and future residents. R30 areas will serve to increase density along the Alessandro Boulevard corridor in order to provide enhanced opportunity for transit and support mixed-use development. Design parameters will be developed for future residential projects to assure compatibility with surrounding development. An environmental review will be conducted (see Task 5 below) to evaluate any potential environmental effects of the rezoning, including a



traffic study to assess potential impacts on the circulation of Alessandro Boulevard and cross streets.

Sub Task 3.1: Traffic Study for R30. LLG will be responsible for conducting the traffic study to both provide necessary information for the CEQA review process as well as to inform the planning process on transportation mobility constraints and opportunities for the implementation of complete street concepts.

Data Collection and Research

LLG will conduct a site visit to confirm existing conditions with respect to existing developments, parking use, and areas of congestion in order to verify overall understanding of traffic conditions in the area. Traffic volume counts at up to fifteen (15) key intersections (final number to be determined through consultation with the City) will be conducted during both AM and PM peak periods.

Trip Generation, Distribution and Assignment

LLG will prepare trip generation forecasts for the proposed R30 rezoning, as well as forecast “long-term” General Plan Buildout AM and PM peak hour traffic volumes for up to fifteen (15) key intersections, both with and without the proposed rezoning.



Project Evaluation and Mitigation Analysis

LLG will assess the potential impacts of rezoning specific parcels to R30 based on the results of the peak hour intersection analyses, the City’s LOS standards and application of the City’s significance criteria. The assessment will be used to determine which intersections, if any, will require improvements to mitigate potential traffic impacts. Recommended mitigation measures will be provided.

Preparation of the Traffic Impact Study

LLG will prepare a draft traffic impact study in report format that details all of the above-mentioned items, their analysis, findings and conclusions for review by the City and inclusion in the

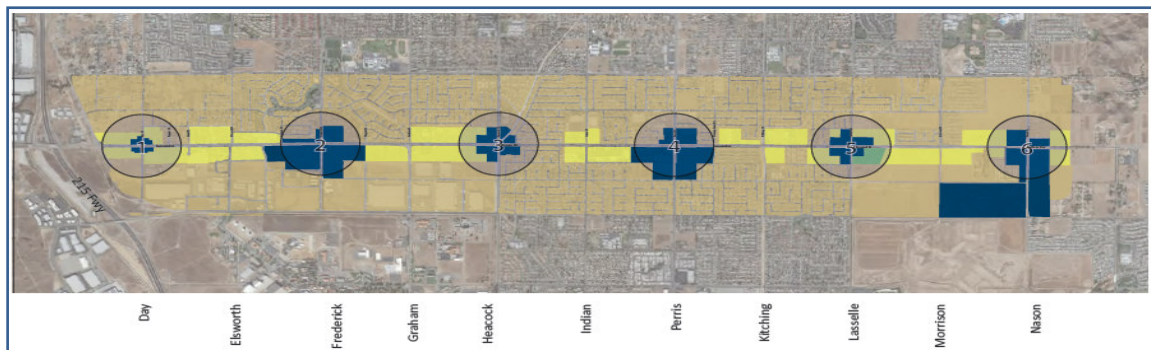
project’s Draft environmental review document. Responses to comments on the traffic section of the Draft document will be provided, as well as any necessary revisions to the Traffic Impact Study.

TASK 4: DEVELOP STREET SECTION STANDARDS

The current streetscape is oriented towards the mobility of the automobile, promoting high travel speeds and discouraging pedestrian use of the corridor. In order to provide for a more balanced use of the Alessandro Boulevard corridor, street section standards will be developed which re-orient the streetscape towards shared uses between automobiles, buses, bicycles and pedestrians. The street section designs will be founded on Complete Streets principles, with opportunities identified to improve safety, access, and mobility for all travelers.

In addition to the vehicular traffic counts analyzed in the traffic study for Alessandro Boulevard, the roadway will also be analyzed for all transportation modes to determine current levels of use throughout the entire 24-hour day. This analysis will inform the design by identifying opportunities for a more complete network of travel options to improve access to important community and regional resources.

Sub Task 4.1: Identify nodes suited for specialized sections. As identified in the Vision Plan, activity nodes play an important role in the connectivity of the Alessandro Boulevard corridor. In addition to general street section standards developed for the corridor, specialized standards will be developed for nodes where an increased potential for pedestrian or bike mobility exist, or where certain hazards or constraints on circulation require modification. Identification of these nodes will be informed by the Vision Plan, but will also consider further analysis conducted by the team including the traffic study and evaluation of multi-modal transportation use of the corridor.



Sub Task 4.2: Amend General Plan to include new standards. Our project team will provide support in preparing all necessary documentation for amending the General Plan to include the new street section standards. This will minimally include the preparation of a General Plan Amendment Report, which will analyze how the proposed action is consistent with both the goals and objectives and the various elements of the plan.

Sub Task 4.3: Develop Prototype Design for Bus Stops. RNT will lead the effort in the design of the prototype bus stops. RNT will utilize design staff that have worked on similar urban transit stops designed around TOD projects. These stops typically have required unique planning or design requirements that support state-of-the art transit systems and mobility concepts. Recent projects have included the Bus Rapid Transit Plan Prototype Bus Stops for the San Diego Metropolitan Transit District and the Mid-City San Diego Transit Gateways. Both projects are designed to support the City’s future Bus Rapid Transit system.



The design team may study a “kit of parts” approach that allow the City to apply appropriate elements of the design depending on the specific requirements and character of each site.

TASK 5: ENVIRONMENTAL REVIEW

The rezoning of areas within the project site will require environmental review pursuant to CEQA; the City will be the Lead Agency. An environmental Initial Study as outlined in Appendix G of the CEQA Guidelines will be prepared to evaluate potential adverse environmental impacts and assess consistency and conformance with the General Plan. For each environmental issue, the Initial Study will affirm how the rezoning is consistent with the conclusions found in the General Plan EIR, as appropriate. We assume that this document will be able to tier off the previously adopted General Plan Final EIR, with additional technical studies conducted to address key issues such as traffic, air quality, noise and greenhouse gas emissions. We anticipate that a mitigated negative declaration (MND) will satisfy the environmental review requirements for this project.

Deliverables: Ten (10) hard copies of each screencheck are assumed, including up to ten (10) CDs containing digital versions of each screencheck. Twenty-five (25) hard copies, one (1) master, and up to twenty-five (25) CDs of the draft document will also be submitted. MPC will prepare a notice of completion in the form of the most recently updated CEQA guidelines for review and approval by the City prior to distribution to the Planning Commission and/or City Council for approval of the R30 zoning.



TASK 6: PUBLIC MEETINGS/HEARINGS

The MPC team has sufficient staff and capacity to provide support for all necessary public meetings and hearings.

TASK 7: IDENTIFY NEXT STEPS FOR IMPLEMENTATION

After the certification of the appropriate environmental document and the approval of the General Plan Amendment and associated rezone, MPC will prepare and file a Notice of Determination and assist the City in adjusting their zoning maps.

2.3 Anticipated Challenges and Solutions

In preparing a zoning overlay district with urban design strategies, the critical challenge will be to identify the appropriate design standards suited specifically to the corridor as well as to determine the appropriate level of detail or flexibility to be provided by each standard. Another challenge will be the determination of key sites for mixed-use development and the creation of a suitable mix of incentives and restrictions to achieve the community’s land use vision and goals. The solutions to

these challenges can be found in a clear understanding of the corridor vision, stakeholder issues and development economics.

2.4 Schedule

We anticipate the project to last 12 months, beginning in February 2011 and ending in February 2012. Table I provides our proposed project schedule.

TABLE I. PROPOSED PROJECT SCHEDULE

Sub Task	Month
Task 1: Project Initiation & Coordination	Month 1
Sub Task 1.1: Review Initial Demo Project Findings	Month 1
Sub Task 1.2: Kick Off Meeting	Month 1
Task 2: Create MUD 1 and MUD 2 Overlay District	Months 1-6
Sub Task 2.1: Develop requirements for selecting MUD sites	Months 1-5
Sub Task 2.2: Develop urban design strategies	Months 1-5
Task 3: Rezone Residential 30 (R30) Areas	Month 2
Sub Task 3.1: Traffic Study for R30	Months 1-5
Task 4: Develop street section standards	Months 1-5
Sub Task 4.1: Identify nodes suited for specialized sections	Months 1-5
Sub Task 4.2: Amend general plan to include new standards	Month 10-12
Sub Task 4.3: Develop prototype design for bus stops	Months 4 and 5
Task 5: Environmental Review	Months 2-5
Task 6: Public Meetings/Hearings	Month 8-12
Task 7: Identify next steps for implementation	Month 12

2.5 Conclusion

While we have identified a number of issues and challenges to the implementation of mixed-use, transit-oriented development along the Alessandro Boulevard Corridor, numerous opportunities also exist which will provide a great foundation for the project and future implementation. A few of these opportunities include the (1) large undeveloped parcels available for development, (2) planned Metrolink station at March Field, (3) sizable population within five minute walking distance of the corridor, (4) upcoming expansion of the Riverside County Regional Medical Center as an anchor for corridor development, and (5) identified opportunity for bus rapid transit (WRCOG study).

We view the scope of work as one coordinated effort working towards the implementation of the Vision Plan; however, have broken it into a number of tasks and sub tasks to more clearly identify the specific steps we will take to achieve that goal. We believe that our proposed scope of work will efficiently and effectively meet all goals of the project and that the proposed schedule is sufficient to perform the requested work.

3 PRIME'S RELEVANT PROJECT EXPERIENCE

Calexico Zoning Code Update & Downtown Mixed-Use Zone Implementation, City of Calexico. MPC is currently undertaking the Zoning Ordinance Update for the City of Calexico.



The zoning ordinance is being designed to reflect changes in land use designations resulting from the General Plan update in 2007 and to ensure compliance with state law. In addition, the zoning ordinance will be updated to incorporate a new mixed-use district in the downtown area that includes reduced parking requirements and emphasizes the form of the public realm to incorporate smart growth principles. This mixed-use district will incorporate recommendations

from the Compass Blueprint Downtown Master Plan for Calexico.

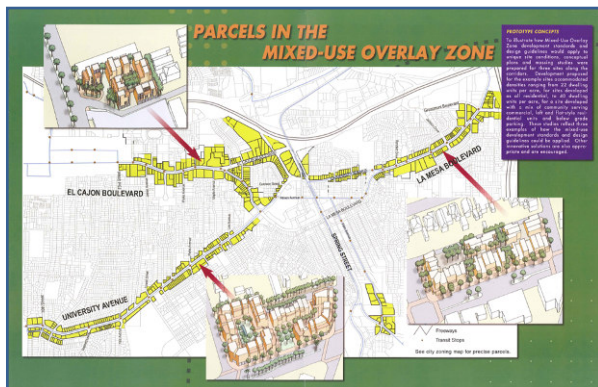
Del Mar Village Form-Based Code, City of Del Mar. Brian Mooney led the preparation of a

form-based code for the Del Mar Village under the direction of an appointed nine-member committee of local citizens. The code is intended to revitalize the historic central commercial district by creating a positive functional relationship between the local businesses and Camino del Mar, while providing incentives for owners to redevelop their properties as mixed-use buildings. Additional key elements include preservation of the historic village atmosphere through quality and architectural solutions, a coordinated streetscape plan oriented around the complete streets concept, and a sustainability program aimed at smart growth.



La Mesa Mixed Use Overlay Zone EIR, City of La Mesa. Carey Fernandes served as the project manager for preparation of an EIR to allow for adoption of the city's Mixed Use Urban Overlay Zone (MUUOZ), which added regulations and standards to the zoning code to implement

the objectives of the city's General Plan. New development is then subject to development standards of the MUUOZ, involving residential density, pedestrian orientation, building height, parking, and open space. The objective of the MUUOZ encourages smart growth land use patterns by orienting more density around existing public transit routes, such as the trolley line. Impacts analyzed in the EIR include traffic, air quality/climate change, and cumulative impacts.



Downtown Lemon Grove Specific Plan, City of Lemon Grove. MPC planners led preparation of an award-winning specific plan and associated public outreach program for redeveloping the Downtown Special Treatment Area (STA), a four-quadrant area within the historic downtown. Working under the direction of a five-member subcommittee and City of Lemon Grove staff, the project team gathered input at two evening public workshops and an associated stakeholder walking tour and issue identification event. Using input from the public and information gathered from previous studies, the project team divided the STA into four districts and developed several alternative land use plans and development concepts for each district. The Specific Plan includes design guidelines, custom zoning and development standards for future improvements or redevelopment, and incentives to encourage property owners to develop their properties in conformance with the Specific Plan.



Southeastern Economic Development Corporation Mixed-Use Zoning Program, City of San Diego, California. Brian served as project director for the Southeastern Economic Development Corporation, a redevelopment agency within the City of San Diego, to prepare a Mixed-Use Zoning Program for a linear 2-mile corridor along Imperial Avenue and the Metropolitan Transit District’s eastern trolley line. The program was designed to work within the City of San Diego’s Zoning Ordinance for the implementation of a revitalization plan for the corridor that included transit-oriented development around the trolley station and inclusion of new mixed-use residential opportunities. The Mixed-Use Zoning Program needed to incorporate both architectural and urban design concepts while responding to the cultural diversity of the area.



4 SUBCONSULTANT PROFILES

4.1 Roesling Nakamura Terada

Firm Profile



Established in 1980, the beliefs of Roesling Nakamura Terada Architects, Inc. (RNT) are firmly rooted in creating meaningful and sustainable environments that elegantly meet or exceed our clients' objectives. With a team of 35 design professionals and support staff in our San Diego and Ventura offices, and 25 in our San Francisco

RNT

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sister office, we provide a rational approach to problem solving with artistic vision and grace. Through our collaborative approach toward architectural design and programming, urban design, community planning, and industrial and graphic design, RNT creates places that transform communities and enrich lives.

For 30 years our firm has earned a national reputation for providing our clients with buildings and environments that meet and exceed our users' needs. We have a great reputation for being good listeners and anticipating the building users' requirements. Most of our commissions come by referral, an affirmation of how we organize our services around each of our client's unique and individual needs. Such commitments have resulted in more than 70 regional and national design awards and in the publication of our projects in a monograph and in numerous design journals.

RNT's San Diego team would lead the daily Project Management to complete the design and production of construction documents for proposed projects. With additional support from our Ventura office we are able to increase project resources at a moment's notice to expedite client requests. Together our San Diego/Ventura and San Francisco offices have a proven record of accomplishment in increasing responsiveness to our clients and quickly address fluctuations in project scope.

Key Personnel

RALPH J. ROESLING, FAIA PRINCIPAL-IN-CHARGE

Ralph J. Roesling has 33 years of experience in all phases of architecture and planning. He has served as Principal-In-Charge and Principal Designer for various project types including master plans, civic, educational, medical, office, retail and residential. Ralph's architectural projects have won several honor awards from the American Institute of Architects and an Orchid Award. He has lectured locally and abroad in Japan and Italy. Ralph is a design faculty member of Woodbury University, the New School of Architecture and Design in San Diego and California Polytechnic State University in San Luis Obispo.

RICK ESPAÑA URBAN PLANNER/PROJECT MANAGER

Rick España has more than 15 years of experience in architecture, planning and community outreach experience. His background focuses on community, residential mixed-use, public park projects, facility master plans and urban planning and design. Rick attained his master's degree in architecture from the New School of Architecture and has an undergraduate degree in Business Administration and Marketing. He has assisted in both architectural design and master planning, and has acted as project manager for several award-winning projects.

Kotaro Nakamura, AIA, LEED AP PRINCIPAL LEEDAP/SUSTAINABLE DESIGN

Kotaro Nakamura has diverse experience including architectural design, master plans, interior and industrial design for several projects that have involved complex programming, engineering studies and computer analysis of cost control. He has served as Principal-In-Charge and Project Designer and his work has been recognized by the American Institute of Architects with several awards. Kotaro is a founding partner and has been a Principal at RNT since 1983. He has been teaching architectural design at San Diego State University since 1980.

TYSON CLINE URBAN DESIGNER

Tyson Cline has more than 15 years of experience in architecture, urban planning and graphic design. He attained his bachelor's degree in architecture from the New School of Architecture. Tyson has assisted in both architectural design and City Wide Urban Design planning as well as acted as project manager for several projects. He has been with the firm since 2005.

Project Experience

MORENO VALLEY PUBLIC SAFETY BUILDING PHASE II, MORENO VALLEY

CLIENT: City of Moreno Valley

CLIENT CONTACT: Jack Shah, (909) 816-1424

STATUS: Work In Progress

Roesling Nakamura Terada Architects, Inc. (RNT) has been working with the City of Moreno Valley to plan a phased expansion of the existing Public Safety Building to meet service demands for law enforcement based on the city's population increase. The project scope includes validating the

current program study and projecting the long-term needs for the facility. The future Public Safety Building will be approximately 168,000 SF at Build-Out. Occupying 130,220 SF, the majority of the building, will house Moreno Valley's Police Department and its support services such as administration, detectives, patrol, traffic, special enforcement and the chief's office. The new facility will also include Moreno Valley Fire Service's Fire Administration, comprising the chief's office and support staff. The new Public Safety



Building's design will support the concept of transparency to the community. As a practical solution for minimizing storm water run-off from the site, bioswales are located throughout the project. Bioswales will provide additional landscape areas to view from the offices and bring natural light into the building's interior spaces. The project is targeting LEED Silver certification.

IMPERIAL AVENUE MASTER PLAN/COMMUNITY PLAN UPDATE, SAN DIEGO

CLIENT: Southeast Economic Development Corporation (SEDC)

CLIENT CONTACT: Sherry Brooks, (619) 527-7345

STATUS: 2005



RNT was the lead urban planner for the master plan for the redevelopment of two key segments of San Diego's Imperial Avenue. These segments include the areas between 47th to Euclid Avenue and between 61st to 69th Streets. The planning team worked closely with SEDC and community planning groups to develop a vision, design guidelines and implementation strategies to orchestrate sustainable higher density growth within this re-emerging San Diego historic corridor. A key team partner was Spurlock Poirier Landscape Architects who worked closely with RNT to develop the corridor's design vision.

Work included extensive community & stakeholder outreach, traffic and infrastructure studies, planning concepts and development studies to support TOD opportunities. Overall, the project expands the community's choices to live, work and recreate. Planning design principles include the following:

- Create Vibrant, Identifiable Neighborhoods
- Incorporate Area's Unique Site Features
- Design should Maximize Pedestrian Opportunities
- Create Identifiable Gateways
- Provide a Variety of Housing Options
- Create Special Traffic Generators
- Unify Study Areas with Overall Corridor

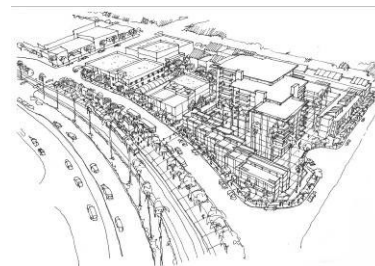
LEMON GROVE DOWNTOWN VILLAGE SPECIFIC PLAN, LEMON GROVE

CLIENT: City of Lemon Grove

CLIENT CONTACT: Alyssa Maxon, (858) 578-8964

STATUS: 2005

RNT was the Urban Designer under Mooney and Associates, now known as the Mooney Planning Collaborative, to develop a Downtown Specific Plan for the City of Lemon Grove. The STAI (known as Special Treatment Area) area is known for its proximity to the Trolley and includes the Civic Center block, the historic Main Street Corridor and the Downtown Broadway Shopping District. The design and planning team developed a unique planning workshop with the community that included a walking tour and interactive work session to help develop the design vision for the overall District. The result was the development of three subdistricts that would contribute to the development of a sustainable and pedestrian-oriented downtown core. The project proposed TOD development prototypes as part of its studies.



CITY OF IMPERIAL BEACH COMMERCIAL ZONING STUDY, IMPERIAL BEACH

CLIENT: City of Imperial Beach

CLIENT CONTACT: Greg Wade, (619) 628-1354

STATUS: 2009

As the Urban Planning consultant to EDAW and the City of Imperial Beach, Roesling Nakamura Terada Architects, Inc. (RNT) created eight development prototypes and urban planning guidelines for the four commercial planning areas within the City of Imperial Beach. The intent of the study was to assist the City in redefining its outdated development codes so that they could appropriately maximize commercial and mixed-use development yet remain sensitive to the beach town's character and scale. The code updates supported sustainable design concepts as well as advocated pedestrian-friendly public corridors and plazas. The prototypes included massing, parking, density and open space strategies.



4.2 Linscott, Law & Greenspan Engineers

Firm Profile



LLG is a well-respected, medium-sized firm comprised of dedicated professionals who serve clients on a wide variety of traffic and transportation issues. LLG principals and senior staff are recognized experts in these practice areas and possess professional registration in traffic engineering, civil engineering, or both. Our diverse experience and expertise enable them to provide services to both public agencies and the private sector.

LLG

1580 Corporate Drive,
Suite 122
Costa Mesa, California
92626
714.641.1587

Project organization is structured so that principals and senior staff maintain direct involvement from project initiation to completion, ensuring a quality product that is clear, easily understood, and will support the client's needs and the public review process.

LLG maintains three fully staffed offices in Costa Mesa, Pasadena, and San Diego. Their Costa Mesa office will primarily work on the proposed project, with resources available from the Pasadena and San Diego offices if and when support is needed.

Please note that LLG is a disadvantaged business enterprise for LG2WB Engineers Inc., a California corporation. Further, LLG is also a certified small business enterprise.

Key Personnel

KEIL MABERRY, P.E., PRINCIPAL

Keil D. Maberry, P.E., has been with LLG for over 13 years and has over 20 years of experience, will be the Principal Engineer assigned to this project, ensuring successful completion of work tasks on time and within budget. Mr. Maberry will be responsible for project scheduling, quality assurance, public presentations, and overall completion of each Transportation Planning assignment. Mr. Maberry is well practiced in the public arena, building consensus, answering the tough questions, and providing solutions that stand the test of time and extreme scrutiny. He is also savvy on projects that evolve and require adjustment/update over time based on market changes and project update and redirection.

ZAWWAR SAIYED, P.E., TRANSPORTATION ENGINEER

Zawwar Saiyed, P.E., has been with LLG for over 4 years and has over 8 years of experience. Mr. Saiyed will provide support related to the detailed technical analyses including field inventory of roadway and intersection physical characteristics, estimation and assignment of traffic volume forecasts, level of service calculations, and impact and mitigation analyses. He is experienced in utilizing Highway Capacity Software, TRAFFIX and Synchro software. Mr. Saiyed brings to the team a depth of experience from his work on several planning projects throughout Southern California. He will be responsible for the daily coordination with other staff members in our office to ensure the timely and complete preparation of work.

Project Experience

DOWNTOWN REVITALIZATION PLAN, CORONA

CLIENT: City of Corona Redevelopment Agency

CLIENT CONTACT: Darla Charbonnet, City of Corona Redevelopment Agency, 400 South Vincentia, Suite 310, Corona, California 92882, (951) 739-4948

STATUS: Work In Progress

LLG provided traffic planning support to amendment to the Downtown Revitalization Specific Plan. The Specific Plan area includes approximately 395 acres and generally consists of commercial corridor along Sixth Street, from Lincoln Avenue on the west and the Temescal Creek Channel on the east, and the area within the Grand Boulevard Circle. The City of Corona and the Redevelopment Agency of the City of Corona received a Caltrans Community-Based Transportation Planning Grant to amend the Specific Plan to support livable and sustainable community concepts. The Grant's focus is the coordination of transportation and land use planning projects that encourage community involvement and partnership. The Specific Plan amendment will re-address area design concepts and requirements for pedestrian/bicycle/transit linkages, affordable housing, recycled water, economic development, infill development, infrastructure improvements, mixed use development and will update graphics and overall community revitalization of the downtown core area. Deficient and obsolete requirements will be removed and replaced with new requirements based on more recent studies conducted.

KAISER MORENO VALLEY IRIS MOB II, MORENO VALLEY

CLIENT: Kaiser Permanente

CLIENT CONTACT: Nancy Burke, Kaiser Permanente, 825 Colorado Boulevard, Suite 222, Los Angeles, CA 90041, (323) 259-4404

STATUS: Work In Progress

Prepared a Traffic Impact Analysis Report for the Kaiser Permanente Medical Office Building, a proposed 80,000 square foot medical office building located in the City of Moreno Valley. The traffic study evaluated the proposed Project's potential traffic impacts at ten (10) key study intersections and provided recommendations to improve site access and internal circulation. LLG worked closely with City staff and Kaiser staff during the preparation of the Traffic Impact Analysis Report and throughout the approval process.

DANA TOWNE CENTER STREETScape EIR, DANA POINT

CLIENT: City of Dana Point

CLIENT CONTACT: Mr. Matthew Sinacori, City of Dana Point, Department of Public Works, 33282 Golden Lantern, Dana Point, CA 92629, (949) 248-3574

STATUS: Work In Progress

The proposed Project is located along Pacific Coast Highway and Del Prado Avenue between Street of the Blue Lantern and Copper Lantern Street in the City of Dana Point, California. Pacific Coast Highway and Del Prado Avenue between Street of the Blue Lantern and Copper Lantern Street currently form a one-way “couplet” to accommodate east-west vehicular travel through the urban core of the City known as Dana Point Town Center. Work with the City for the implementation of the proposed Project to re-establish two-way circulation for both Pacific Coast Highway and Del Prado Avenue between Street of the Blue Lantern and Copper Lantern Street. The traffic study evaluated the proposed Project’s potential traffic impacts at twelve (12) key study intersections.

Please see **Appendix B** for our subconsultants’ full resumes and small business certifications.

5 LINE ITEM BUDGET

We propose a project budget of \$136,955.

Please see **Appendix A** “Required Forms” for the MPC and RNT cost proposals.

6 REQUIRED FORMS

Please see **Appendix A** “Required Forms” for Attachments 5–8.

APPENDIX A

Required Forms

LINE ITEM BUDGET

Consultant:
Mooney Planning Collaborative
605 Third Street
Encinitas, CA 92024

Title of Project: Alessandro Boulevard Corridor Implementation Project

RFP Number: 11-001-BR06

(a) Cost Categories	(b) Maximum Hourly Rate	(c) Task 1		(d) Sub Task 1.1		(e) Sub Task 1.2		(f) Task 2		(g) Sub Task 2.1		(h) Sub Task 2.2		(i) Task 3		(j) Sub Task 3.1		(k) Task 4		(l) Sub Task 4.1		(m) Sub Task 4.2		(n) Sub Task 4.3		(o) Task 5		(p) Task 6		(q) Task 7		(r) Grand Total (All tasks)				
		Project Initiation, Coordination, and Management	Review and Verify Existing Conditions	Kickoff Meeting	Create MUD1 & MUD2 Overlay Districts	Develop requirements for selecting MUD sites	Create urban design strategies to intensify land use	Rezone residential 30 (R30) areas	Traffic Study for R30	Develop street section standards	Identify nodes suited for specialized street sections	Amend General Plan to include new standards	Develop prototype design for bus stops	Environmental Review	Public Meetings/ Hearings	Identify next steps for implementation	Hours		Amount		Hours		Amount		Hours		Amount		Hours		Amount		Hours		Amount	
																	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount		
Direct Labor Classification(s):	Enter below																																			
Brian Mooney, Principal*	\$ 59.96	24	\$1,439	4	\$240	6	\$360	2	\$120	8	\$480	4	\$240	20	\$1,199	4	\$240	4	\$240	4	\$240	8	\$480	4	\$240	8	\$480	48	\$2,878	18	\$1,079	166	\$9,953			
Russ Hunt, Senior Planner*	\$ 32.00	2	\$64	8	\$256		\$0	40	\$1,280	14	\$448	20	\$640	24	\$768		\$0	24	\$768	36	\$1,152	16	\$512	8	\$256		\$0	8	\$256	200	\$6,400					
Carey Fernandes, CEQA Task Leader*	\$ 63.46		\$0		\$0	6	\$381		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	56	\$3,554		\$0	62	\$3,935					
Megan Stone, Community Planner*	\$ 20.67	8	\$165	16	\$331	6	\$124	64	\$1,323	32	\$661	2	\$41	24	\$496		\$0		\$0		\$0	40	\$827		\$0	8	\$165	24	\$496	224	\$4,630					
Amber Lake, Landscape Designer*	\$ 17.00		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	0	\$0					
Jennifer Longabaugh, Environmental Planner	\$ 20.67		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	110	\$2,274	4	\$83		\$0	114	\$2,356			
Brian Grover, Air Quality/GHG Specialist	\$ 31.73		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	36	\$1,142		\$0	36	\$1,142					
Mike Komula, Acoustics Specialist	\$ 46.92		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	18	\$845		\$0	18	\$845					
GIS Specialist I	\$ 24.72		\$0		\$0		\$0	16	\$396		\$0		\$0	8	\$198		\$0		\$0		\$0		\$0		\$0	36	\$890		\$0	60	\$1,483					
Technical Editor II	\$ 31.25		\$0		\$0		\$0	8	\$250		\$0		\$0		\$0		\$0		\$0		\$0	16	\$500		\$0	18	\$563		\$0	42	\$1,313					
Publications Assistant II	\$ 23.50		\$0		\$0		\$0	16	\$376		\$0		\$0		\$0		\$0		\$0		\$0	16	\$376		\$0	20	\$470		\$0	52	\$1,222					
Subtotal - Direct Labor		34	\$1,668	28	\$827	18	\$865	146	\$3,744	54	\$1,589	26	\$921	76	\$2,661	4	\$240	28	\$1,008	40	\$1,392	96	\$2,694	12	\$496	302	\$10,216	60	\$3,126	50	\$1,831	974	\$33,279			
Overhead & Fringe (inc. G&A):	%																																			
Overhead -----Enter Here only-----	127.6%		\$2,129		\$1,055		\$1,103		\$4,778		\$2,028		\$1,175		\$3,395		\$306		\$1,286		\$1,776		\$3,438		\$633		\$13,036		\$3,989		\$2,337		\$19,031			
Fringe -----Enter Here only-----	47.7%		\$796		\$0		\$412		\$1,786		\$758		\$439		\$1,269		\$114		\$481		\$664		\$1,285		\$237		\$4,873		\$1,491		\$874		\$6,720			
Subtotal - Overhead & Fringe (inc G&A):			\$2,925		\$1,055		\$1,516		\$6,564		\$2,786		\$1,615		\$4,665		\$420		\$1,767		\$2,440		\$4,723		\$869		\$17,909		\$5,480		\$3,210		\$25,751			
Fixed Fee -----Enter Here only-----	10.00%																																			
Subtotal - Fixed Fee:			\$459		\$188		\$238		\$1,031		\$437		\$254		\$733		\$66		\$277		\$383		\$742		\$137		\$2,813		\$861		\$504		\$4,067			
Other Direct Costs (ODCs)																																				
Travel					\$197		\$197						\$100				\$110						\$100				\$97		\$490				\$1,291			
Printing - Directly Chargeable only									\$1,250												\$425				\$2,225				\$350				\$4,250			
Subtotal - ODCs:			\$0		\$197		\$197		\$1,250		\$0		\$100		\$0		\$110		\$0		\$0		\$425		\$100		\$2,322		\$490		\$350		\$5,541			
Subconsultant(s)*																																				
RNT		8	\$1,154	13	\$1,875	8	\$1,154	8	\$1,154	8	\$1,154	122	\$17,597	0	\$0	0	\$0	40	\$5,770	14	\$2,019	9	\$1,298	89	\$12,837	0	\$0	0	\$0	4	\$577	323	\$46,589			
LLG		18	\$2,568		\$0		\$0		\$0		\$0		\$0		\$0	107	\$13,054	36	\$4,756		\$0		\$0		\$0	6	\$1,350		\$0	167	\$21,728					
			\$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			
Subtotal - Subconsultant(s):			\$3,722		\$1,875		\$1,154		\$1,154		\$1,154		\$17,597		\$0		\$13,054		\$10,526		\$2,019		\$1,298		\$12,837		\$0		\$1,350		\$577		\$68,317			
GRAND TOTAL		34	\$8,774	28	\$4,141	18	\$3,969	146	\$13,743	54	\$5,966	26	\$20,487	76	\$8,058	4	\$13,890	28	\$13,578	40	\$6,234	96	\$9,883	12	\$14,439	302	\$33,260	60	\$11,307	50	\$6,473	134	\$136,955			

* if you anticipate the use of subconsultants, use a copy of this template to identify subconsultant cost detail by task in a similar fashion and input final figures under each subconsultant (Hours & Amount by tasks involved)

**TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29
DEBARMENT AND SUSPENSION CERTIFICATION**


- 1) All persons or firms, including subconsultants, must complete this certification and certify, under penalty of perjury, that, except as noted below, he/she or any person associated therewith in the capacity of owner, partner, director, officer, or manager:
 - a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b) Have not, within the three (3) year period preceding this certification, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, violation of Federal or state antitrust statutes, or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses listed in subparagraph (1)(b) of this certification; and
 - d) Have not, within the three (3) year period preceding this certification, had one or more public transactions (Federal, state, and local) terminated for cause or default.
- 2) If such persons or firms later become aware of any information contradicting the statements of paragraph (1), they will promptly provide that information to SCAG.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining proposer/bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of actions.

11-001-BR06
RFP Number

Mooney Planning Collaborative
Name of Firm


Signature (original signature required)

02.08.2011
Date

SCAG CONFLICT OF INTEREST FORM

SECTION I: INSTRUCTIONS

All persons or firms seeking Federal funded contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at www.scag.ca.gov. The SCAG Conflict of Interest Policy is located under "Doing Business with SCAG," whereas the SCAG staff and Regional Council members lists can be found under "About SCAG."

Any questions regarding the information required to be disclosed in this form should be directed to Justine Block, SCAG Deputy Legal Counsel.

Name of Firm: Mooney Planning Collaborative
 Name of Preparer: Brian F. Mooney
 Project Title: Alessandro Boulevard Corridor Implementation Project
 RFP Number: 11-001-BR06 Date Submitted: 02.10.2011

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

YES NO

If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	Nature of Financial Interest
_____	_____
_____	_____
_____	_____
_____	_____

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

YES NO

If "yes," please list name, position, and dates of service:

Name	Position	Dates of Service
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

YES NO

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

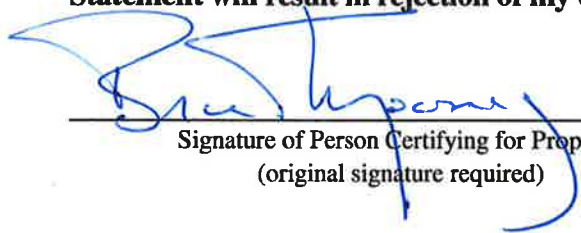
Name	Date	Dollar Value
_____	_____	_____
_____	_____	_____
_____	_____	_____

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Brian F. Mooney, (Social Security Number; optional) _____ hereby declare that I am the (position or title) Principal of (firm name) MOONEY PLANNING COLLABORATIVE, and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated 02.08.2011 is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.


 _____ Date 2/4/11
 Signature of Person Certifying for Proposer (original signature required)

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

BIDDER'S LIST OF SUBCONSULTANTS (DBE AND NON-DBE) – PART I

The proposer shall list all subconsultants (both DBE and non-DBE) in accordance with Title 49, Section 26.11 of the Code of Federal Regulations. The listing is required in addition to listing DBE subconsultants elsewhere in the proposal. Photocopy this form for additional firms.

Firm Name/ Address/ City, State, ZIP	Contact/ Phone/ FAX	Annual Gross Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE?)
Roesting Nakamura Terada 363 Fifth Avenue, Suite 202 San Diego, CA 92101	Rick España 619.233.1023 619.233.0016	<input type="checkbox"/> < \$1 million	urban design strategies, street section designs, bus stop prototype	<input type="checkbox"/> YES
		<input type="checkbox"/> < \$5 million		<input type="checkbox"/> NO
		<input checked="" type="checkbox"/> < \$10 million		If YES list DBE #
		<input type="checkbox"/> < \$15 million		Age of Firm (Yrs.) 30
		<input type="checkbox"/> > \$15 million		
Firm Name/ Address/ City, State, ZIP	Contact/ Phone/ FAX	Annual Gross Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE?)
Linscot, Law & Greenspan 1580 Corporate Drive, Suite 122 Costa Mesa, CA 92626	Keil Maberry 714.641.1587 714.641.0139	<input type="checkbox"/> < \$1 million	traffic study for R30, street section standards	<input type="checkbox"/> YES
		<input type="checkbox"/> < \$5 million		<input type="checkbox"/> NO
		<input checked="" type="checkbox"/> < \$10 million		If YES list DBE #
		<input type="checkbox"/> < \$15 million		Age of Firm (Yrs.) 44
		<input type="checkbox"/> > \$15 million		
Firm Name/ Address/ City, State, ZIP	Contact/ Phone/ FAX	Annual Gross Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE?)
		<input type="checkbox"/> < \$1 million		<input type="checkbox"/> YES
		<input type="checkbox"/> < \$5 million		<input type="checkbox"/> NO
		<input type="checkbox"/> < \$10 million		If YES list DBE #
		<input type="checkbox"/> < \$15 million		Age of Firm (Yrs.)
		<input type="checkbox"/> > \$15 million		
Firm Name/ Address/ City, State, ZIP	Contact/ Phone/ FAX	Annual Gross Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE?)
		<input type="checkbox"/> < \$1 million		<input type="checkbox"/> YES
		<input type="checkbox"/> < \$5 million		<input type="checkbox"/> NO
		<input type="checkbox"/> < \$10 million		If YES list DBE #
		<input type="checkbox"/> < \$15 million		Age of Firm (Yrs.)
		<input type="checkbox"/> > \$15 million		

BIDDER’S LIST OF SUBCONSULTANTS (DBE AND NON-DBE) – PART II

The proposer shall list all subconsultants who provided a quote or bid but were not selected by the proposer to participate as a subconsultant on this project. This is required for compliance with Title 49, Section 26 of the Code of Federal Regulations. Photocopy this form for additional firms.

Firm Name/ Address/ City, State, ZIP	Contact/ Phone/ FAX	Annual Gross Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE?)
		<input type="checkbox"/> < \$1 million		<input type="checkbox"/> YES <input type="checkbox"/> NO <i>If YES list DBE #</i>
		<input type="checkbox"/> < \$5 million		
		<input type="checkbox"/> < \$10 million		
		<input type="checkbox"/> < \$15 million		
		<input type="checkbox"/> > \$15 million		Age of Firm (Yrs.)
Firm Name/ Address/ City, State, ZIP	Contact/ Phone/ FAX	Annual Gross Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE?)
		<input type="checkbox"/> < \$1 million		<input type="checkbox"/> YES <input type="checkbox"/> NO <i>If YES list DBE #</i>
		<input type="checkbox"/> < \$5 million		
		<input type="checkbox"/> < \$10 million		
		<input type="checkbox"/> < \$15 million		
		<input type="checkbox"/> > \$15 million		Age of Firm (Yrs.)
Firm Name/ Address/ City, State, ZIP	Contact/ Phone/ FAX	Annual Gross Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE?)
		<input type="checkbox"/> < \$1 million		<input type="checkbox"/> YES <input type="checkbox"/> NO <i>If YES list DBE #</i>
		<input type="checkbox"/> < \$5 million		
		<input type="checkbox"/> < \$10 million		
		<input type="checkbox"/> < \$15 million		
		<input type="checkbox"/> > \$15 million		Age of Firm (Yrs.)
Firm Name/ Address/ City, State, ZIP	Contact/ Phone/ FAX	Annual Gross Receipts	Description of Portion of Work to be Performed	SCAG Use Only (Certified DBE?)
		<input type="checkbox"/> < \$1 million		<input type="checkbox"/> YES <input type="checkbox"/> NO <i>If YES list DBE #</i>
		<input type="checkbox"/> < \$5 million		
		<input type="checkbox"/> < \$10 million		
		<input type="checkbox"/> < \$15 million		
		<input type="checkbox"/> > \$15 million		Age of Firm (Yrs.)

LINE ITEM BUDGET

Consultant:
 Roesling Nakamura Terada Architects, Inc.
 363 Fifth Avenue, Suite 202
 San Diego, CA 92101

Title of Project: Alessandro Boulevard Corridor Implementation Project

RFP Number: 11-001-BR06

(a) Cost Categories	(b) Maximum Hourly Rate	(c) Task 1		(e) Sub Task 1.1		(g) Sub Task 1.2		(i) Task 2		(k) Sub Task 2.1		(m) Sub Task 2.2		(o) Task 3		(q) Sub Task 3.1		(s) Task 4		(u) Sub Task 4.1		(v) Sub Task 4.2		(w) Sub Task 4.3		(x) Task 5		(y) Task 6		(z) Task 7		(aa) Grand Total (All tasks)					
		Project Initiation and Coordination	Review and Verify Existing Conditions	Kickoff Meeting	Create MUD1 & MUD2 Overlay Districts	Develop requirements for selecting MUD sites	Create urban design strategies to intensify land use	Rezone residential 30 (R30) areas	Traffic Study for R30	Develop street section standards	Identify nodes suited for specialized street sections	Amend General Plan to include new standards	Develop prototype design for bus stops	Environmental Review	Public Meetings/ Hearings	Identify next steps for implementation	Hours		Amount		Hours		Amount		Hours		Amount		Hours		Amount		Hours		Amount		
																	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount	Hours	Amount			
Direct Labor Classification(s):	Enter below																																				
Richard Espana, Project Manger	\$ 44.45	8	\$356	13	\$578	8	\$356	8	\$356	8	\$356	122	\$5,423					40	\$1,778	14	\$622	9	\$400	89	\$3,956		\$0		\$0	4	\$178	323	\$14,357				
Subtotal - Direct Labor	\$ -	8	\$356	13	\$578	8	\$356	8	\$356	8	\$356	122	\$5,423	0	\$0	0	\$0	40	\$1,778	14	\$622	9	\$400	89	\$3,956	0	\$0	0	\$0	4	\$178	323	\$14,357				
Overhead & Fringe (inc. G&A):	%																																				
Overhead -----Enter Here only-----	160.0%		\$569		\$925		\$569		\$569		\$569		\$8,677		\$0		\$0		\$2,845		\$996		\$640		\$6,330		\$0		\$0		\$284		\$22,972				
Fringe -----Enter Here only-----	35.0%		\$124		\$202		\$124		\$124		\$124		\$1,898		\$0		\$0		\$622		\$218		\$140		\$1,385		\$0		\$0		\$62		\$5,025				
Subtotal - Overhead & Fringe (inc G&A):			\$693		\$1,127		\$693		\$693		\$693		\$10,575		\$0		\$0		\$3,467		\$1,213		\$780		\$7,714		\$0		\$0		\$347		\$27,997				
Fixed Fee -----Enter Here only-----	10.00%																																				
Subtotal - Fixed Fee:			\$105		\$170		\$105		\$105		\$105		\$1,600		\$0		\$0		\$525		\$184		\$118		\$1,167		\$0		\$0		\$52		\$4,235				
Other Direct Costs (ODCs)																																					
Travel					\$100		\$100					\$100												\$100				\$200				\$600					
Printing - Directly Chargeable only																																					
Subtotal - ODCs:			\$0		\$100		\$100		\$0		\$0		\$100		\$0		\$0		\$0		\$0		\$0		\$100		\$0		\$200		\$0		\$600				
Subconsultant(s)*																																					
			\$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		\$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
Subtotal - Subconsultant(s):			\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0
GRAND TOTAL		8	\$1,154	13	\$1,975	8	\$1,254	8	\$1,154	8	\$1,154	122	\$17,697	0	\$0	0	\$0	40	\$5,770	14	\$2,019	9	\$1,298	89	\$12,937	0	\$0	0	\$200	4	\$577	323	\$47,190				

* if you anticipate the use of subconsultants, use a copy of this template to identify subconsultant cost detail by task in a similar fashion and input final figures under each subconsultant (Hours & Amount by tasks involved)

TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29 DEBARMENT AND SUSPENSION CERTIFICATION

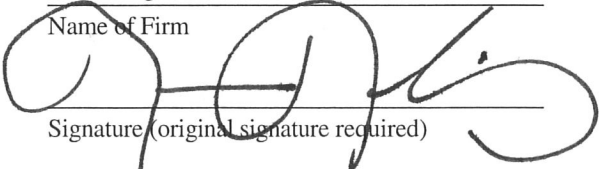
- 1) All persons or firms, including subconsultants, must complete this certification and certify, under penalty of perjury, that, except as noted below, he/she or any person associated therewith in the capacity of owner, partner, director, officer, or manager:
 - a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b) Have not, within the three (3) year period preceding this certification, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, violation of Federal or state antitrust statutes, or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses listed in subparagraph (1)(b) of this certification; and
 - d) Have not, within the three (3) year period preceding this certification, had one or more public transactions (Federal, state, and local) terminated for cause or default.
- 2) If such persons or firms later become aware of any information contradicting the statements of paragraph (1), they will promptly provide that information to SCAG.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining proposer/bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of actions.

11-001-BR06
RFP Number

Roesling Nakamura Terada Architects, Inc.
Name of Firm


Signature (original signature required)

02.01.11
Date

SCAG CONFLICT OF INTEREST FORM

SECTION I: INSTRUCTIONS

All persons or firms seeking Federal funded contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at www.scag.ca.gov. The SCAG Conflict of Interest Policy is located under "Doing Business with SCAG," whereas the SCAG staff and Regional Council members lists can be found under "About SCAG."

Any questions regarding the information required to be disclosed in this form should be directed to Justine Block, SCAG Deputy Legal Counsel.

Name of Firm: Roesling Nakamura Terada Architects, Inc.

Name of Preparer: Lindsay Dunton

Project Title: Alessandro Boulevard Corridor Implementation Project

RFP Number: 11-001-BR06 **Date Submitted:** February 10, 2011

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

YES NO

If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	Nature of Financial Interest
_____	_____
_____	_____
_____	_____
_____	_____

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

YES NO

If "yes," please list name, position, and dates of service:

Name	Position	Dates of Service
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____
_____	_____

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____
_____	_____

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

YES NO

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

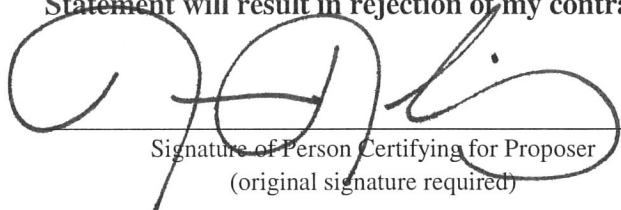
Name	Date	Dollar Value
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) Ralph J. Roesling, FAIA, (Social Security Number; optional) _____ hereby declare that I am the (position or title) Principal of (firm name) Roesling Nakamura Terada Architects, Inc. and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated February 1, 2011 is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.



Signature of Person Certifying for Proposer
(original signature required)

February 1, 2011

Date

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

TITLE 49, CODE OF FEDERAL REGULATIONS, PART 29 DEBARMENT AND SUSPENSION CERTIFICATION

- 1) All persons or firms, including subconsultants, must complete this certification and certify, under penalty of perjury, that, except as noted below, he/she or any person associated therewith in the capacity of owner, partner, director, officer, or manager:
 - a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;
 - b) Have not, within the three (3) year period preceding this certification, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract under a public transaction, violation of Federal or state antitrust statutes, or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses listed in subparagraph (1)(b) of this certification; and
 - d) Have not, within the three (3) year period preceding this certification, had one or more public transactions (Federal, state, and local) terminated for cause or default.

- 2) If such persons or firms later become aware of any information contradicting the statements of paragraph (1), they will promptly provide that information to SCAG.

If there are any exceptions to this certification, insert the exceptions in the following space.

Exceptions will not necessarily result in denial of award, but will be considered in determining proposer/bidder responsibility. For any exception noted above, indicate below to whom it applies, initiating agency, and dates of actions.

11-001-BR06
RFP Number

LINSCOTT, LAW & GREENSPAN, ENGINEERS
Name of Firm


Signature (original signature required)

02.01.11
Date

SCAG CONFLICT OF INTEREST FORM

SECTION I: INSTRUCTIONS

All persons or firms seeking Federal funded contracts must complete and submit a SCAG Conflict of Interest Form along with the proposal. This requirement also applies to any proposed subconsultant(s). Failure to comply with this requirement may cause your proposal to be declared non-responsive.

In order to answer the questions contained in this form, please review SCAG's Conflict of Interest Policy, the list of SCAG employees, and the list of SCAG's Regional Council members. All three documents can be viewed online at www.scag.ca.gov. The SCAG Conflict of Interest Policy is located under "Doing Business with SCAG," whereas the SCAG staff and Regional Council members lists can be found under "About SCAG."

Any questions regarding the information required to be disclosed in this form should be directed to Justine Block, SCAG Deputy Legal Counsel.

Name of Firm: LINSCOTT, LAW & GREENSPAN, ENGINEERS

Name of Preparer: KEIL D. MABERTT

Project Title: ALESSANDRO BOULEVARD CORRIDOR IMPLEMENTATION

RFP Number: 11-001-BR06 Date Submitted: 02.01.11

SECTION II: QUESTIONS

1. During the last twelve (12) months, has your firm provided a source of income to employees of SCAG or members of the SCAG Regional Council, or have any employees or Regional Council members held any investment (including real property) in your firm?

YES NO

If "yes," please list the names of those SCAG employees and/or SCAG Regional Council members and the nature of the financial interest:

Name	Nature of Financial Interest
_____	_____
_____	_____
_____	_____
_____	_____

2. Have you or any members of your firm been an employee of SCAG or served as a member of the SCAG Regional Council within the last twelve (12) months?

YES NO

If "yes," please list name, position, and dates of service:

Name	Position	Dates of Service
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Are you or any managers, partners, or officers of your firm related by blood or marriage/domestic partnership to an employee of SCAG or member of the SCAG Regional Council that is considering your proposal?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____

4. Does an employee of SCAG or a member of the SCAG Regional Council hold a position at your firm as a director, officer, partner, trustee, employee, or any position of management?

YES NO

If "yes," please list name and the nature of the relationship:

Name	Relationship
_____	_____
_____	_____
_____	_____

5. Have you or any managers, partners, or officers of your firm ever given (directly or indirectly), or offered to give on behalf of another or through another person, campaign contributions or gifts to any current employee of SCAG or member of the SCAG Regional Council (including contributions to a political committee created by or on behalf of a member/candidate)?

YES NO

If "yes," please list name, date gift or contribution was given/offered, and dollar value:

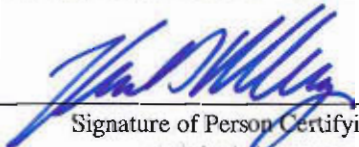
Name	Date	Dollar Value
_____	_____	_____
_____	_____	_____
_____	_____	_____

SECTION III: VALIDATION STATEMENT

This Validation Statement must be completed and signed by at least one General Partner, Owner, Principal, or Officer authorized to legally commit the proposer.

DECLARATION

I, (printed full name) KEIL DOUGLAS MABERTY, (Social Security Number; optional) _____ hereby declare that I am the (position or title) VICE PRESIDENT of (firm name) L42WB ENGINEERS, INC., and that I am duly authorized to execute this Validation Statement on behalf of this entity. I hereby state that this SCAG Conflict of Interest Form dated FEB. 1, 2011 is correct and current as submitted. I acknowledge that any false, deceptive, or fraudulent statements on this Validation Statement will result in rejection of my contract proposal.


 _____ Date 02.01.11
 Signature of Person Certifying for Proposer (original signature required)

NOTICE

A material false statement, omission, or fraudulent inducement made in connection with this SCAG Conflict of Interest Form is sufficient cause for rejection of the contract proposal or revocation of a prior contract award.

APPENDIX B

Subconsultant Resumes and Certifications

Ralph J. Roesling, FAIA

Roesling Nakamura Terada Architects, Inc. (RNT), Principal-In-Charge

Ralph J. Roesling has 33 years of experience in all phases of architecture and planning. He has served as Principal-In-Charge and Principal Designer for various project types including master plans, civic, educational, medical, office, retail and residential. Ralph's architectural projects have won several honor awards from the American Institute of Architects and an Orchid Award. He has lectured locally and abroad in Japan and Italy. Ralph is a design faculty member of Woodbury University, the NewSchool of Architecture and Design in San Diego and California Polytechnic State University in San Luis Obispo.



Education

Bachelor of Architecture (B.Arch.),
1976, Arizona State University

Professional Registration

Licensed Architect, State of
California,
1980, No. C-10987

Licensed Architect, State of
Arizona,
2006, No. 44302

Professional Affiliations

Fellow, American Institute of
Architects

Awards

2009 AIA California Council Merit
Award, James and Rosemary Nix
Nature Center

2009 DBIA Western Pacific
Region, Magic of Design
Build, San Ysidro High School
Performing Arts Center and
Three-Story Classroom Building

2009 American Concrete Institute
Award, James and Rosemary Nix
Nature Center

2009 AIA Ventura County, Honor
Award,
Oxnard Civic Center,
Development Services Center

2009 AIA Ventura County, Merit
Award,
South Oxnard Library

2008 ENR Best of the Best K-12,

Relevant Experience

- El Cajon Blvd. Improvement Association, El Cajon Boulevard Business Devt. and Retention Strategy, San Diego, CA
- Greater Mid-City Historic Preservation Oversight, The Greater Mid-City Historic Preservation Strategy, San Diego, CA
- NTC Foundation, Promenade Cultural Center Master Plan, San Diego, CA
- Scripps Ranch Town Center Master Plan, San Diego, CA
- Imperial Avenue Master Plan, San Diego, CA
- Imperial Avenue Corridor Design Guidelines and Revitalization, San Diego, CA
- Gaslamp District Planning Study, San Diego, CA
- Market Street Corridor Urban Design Study, San Diego, CA
- Golden Hill Revitalization Study, San Diego, CA
- Seaport Village Master Plan Expansion Study, San Diego, CA
- Mission Hills Library, Feasibility Study, San Diego, CA
- City of Ventura, Westpark Master Plan, Ventura, CA
- City of Oxnard, Downtown Streetscape Improvements, Oxnard, CA
- City of Oxnard, Police Station Feasibility Study, Oxnard, CA
- City of Oxnard, Civic Center Master Plan, Oxnard, CA
- City of Lemon Grove, Downtown Village Specific Plan, Lemon Grove, CA
- San Diego Padres, Downtown Ballpark Commercial Feasibility Study, San Diego, CA
- NTC Foundation, Historic Naval Training Center Promenade Adaptive Re-Use, San Diego, CA
- Metropolitan Transit Development Board, Bus Rapid Transit Showcase, San Diego, CA
- City of San Diego, Mid-City Transit Plazas, San Diego, CA
- County of San Diego/RDK Consulting, Mission Hills Community Library, San Diego, CA
- City of Foster City, Government Center and Fire Station Headquarters Design, Foster City, CA
- City of Oxnard, Oxnard Civic Center, City Administration Building and Council Chambers, Oxnard, CA
- City of Oxnard, Oxnard Civic Center, Development Services Building, Oxnard, CA
- City of Oxnard, Oxnard Civic Center, Parking Structure, Oxnard, CA



Rick España, Associate

Roesling Nakamura Terada Architects, Inc. (RNT), Urban Planner, Project Manager

Rick España has more than 15 years of experience in architecture, planning and community outreach experience. His background is focused on community, residential mixed-use, public park projects, facility master plans and urban planning and design. Rick attained his master's degree in architecture from the NewSchool of Architecture and has an undergraduate degree in Business Administration and Marketing. He has assisted in both architectural design and master planning and has acted as project manager for several award-winning projects.



Relevant Experience

- Lemon Grove Downtown Village Specific Plan (Urban Planner part of Jones and Stokes Team), Lemon Grove, CA
- SEDC, Mount Hope Urban Design Workshop, San Diego, CA
- SEDC, Imperial Avenue Master Plan / Community Plan Update, San Diego, CA
- SEDC, Commercial Corridor Urban Design Guidelines, San Diego, CA
- Greater Mid-City Historic Preservation Oversight, The Greater Mid-City Historic Preservation Strategy, San Diego, CA
- El Cajon Boulevard Improvement Association, El Cajon Boulevard Business Development and Retention Plan, San Diego, CA
- City of Ventura, Westpark Master Plan, Ventura, CA
- U.S. Navy, Comprehensive Neighborhood Plan for Navy Family Housing, Point Mugu, CA
- U.S. Navy, Naval Postgraduate School, Comprehensive Neighborhood Plan, Monterey, CA
- U.S. Navy, Naval Air Station Fallon, Comprehensive Neighborhood Plan, Fallon, NV
- City of San Diego, East San Ysidro Boulevard Storefront Improvement Planning Study, San Ysidro, CA
- City of San Diego, University Avenue Storefront Master Plan, San Diego, CA
- City of Oceanside, Oceanside Beach Master Plan, Oceanside, CA
- City of San Diego, City Heights Paseo Mixed-Use Development, San Diego, CA
- Casas Ochoa Modular Housing Development Yield Study, San Ysidro, CA
- Willie James Jones Affordable Housing, 48 Units, San Diego, CA
- 63rd and Imperial Avenue, 80-Unit Residential Mixed-Use Project, San Diego, CA
- Jacobs Foundation, Market Creek Plaza, San Diego, CA
- City of San Diego, Storefront Improvements, San Diego, CA
- State of CA DPR, Salton Sea State Recreation Area Visitors Center, Salton Sea, CA
- State of CA DPR, Southern Service Center, Anza Borrego Stout Laboratory Building, Borrego Springs, CA
- State of CA DPR, Southern Service Center, Palm Canyon Campground Comfort Stations, Borrego Springs, CA
- State of CA DPR, Southern Service Center, Horse Campground Comfort Station, San Diego / Imperial / Riverside, CA
- County of Orange Harbors, Beaches and Parks, James and Rosemary Nix Nature Center, Laguna Beach, CA

Education

Bachelor of Arts, Business Administration and Marketing, 1989, San Diego State University

Master of Arts, Architecture, 1995, NewSchool of Architecture and Design

Professional Registration

Currently in the Architectural Review Exam Process

Awards

2009 American Concrete Institute Award, James and Rosemary Nix Nature Center

2008 AIA San Diego Honor Award, James and Rosemary Nix Nature Center

2008 AIA Orange County, Award of Excellence - James and Rosemary Nix Nature Center

2006 AIA Citation Award, Imperial Avenue Master Plan

2005 APA Merit Award, Lemon Grove Downtown Specific Plan

2004 AIA Honor Award, Anza Borrego State Park, Palm Canyon Comfort Station, Borrego Springs, CA

2002 Alumni of the Year Award, NewSchool of Architecture and Design

2001 Orchid Award, San Diego Storefront Improvement Program

1997 California Preservation



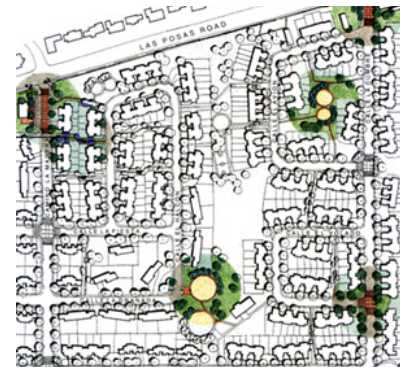
Kotaro Nakamura, AIA, LEED AP

Roesling Nakamura Terada Architects, Inc. (RNT), Principal LEEDAP/ Sustainable Design

Kotaro Nakamura has diverse experience including architectural design, master plans, interior and industrial design for several projects that have involved complex programming, engineering studies and computer analysis of cost control. He has served as Principal-In-Charge and Project Designer and his work has been recognized by the American Institute of Architects with several awards. Kotaro is a founding partner and has been a Principal at RNT since 1983. He has been teaching architectural design at San Diego State University since 1980.

Relevant Experience

- Market Street Revitalization Plan, San Diego, CA
- Imperial Avenue Corridor Revitalization Plan, San Diego, CA
- City of San Diego, Storefront Improvement Program, San Diego, CA
- Switzer Canyon Bridge, San Diego, CA
- Golden Hill Monument Signage Study, San Diego, CA
- Port of San Diego Monument Signage, San Diego, CA
- Stephen Ross, International Gallery, San Diego, CA
- Britannia Research and Development Center, San Diego, CA
- City of San Diego, Golden Hill Revitalization Study, San Diego, CA
- City of San Diego, East San Ysidro Boulevard Storefront Improvement Planning Study, San Ysidro, CA
- Greater Mid-City Historic Preservation Oversight, The Greater Mid-City Historic Preservation Strategy, San Diego, CA
- State of CA, Dept. of General Services, California School for the Deaf, Riverside, CA
- State of CA, Dept. of General Services, Dept. of Motor Vehicles San Ysidro Field Office, San Ysidro, CA
- State of CA, Dept. of General Services, Dept. of Motor Vehicles Victorville Field Office, San Diego, CA
- City of San Diego, San Diego Youth and Community Services Building Renovation-Ocean Beach, San Diego, CA
- City of San Diego and Port of San Diego, Harbor Police Tenant Improvement, San Diego, CA
- County of San Diego, Kearny Mesa Strategic Facilities Master Plan, San Diego, CA
- County of San Diego, Sheriff's Crime Laboratory, San Diego, CA
- San Diego County Water Authority, Escondido Operations Center, San Diego, CA
- San Diego International Airport at Lindbergh Field, Curbside Canopies, San Diego, CA
- San Diego International Airport at Lindbergh Field, Narcotics Task Force Tenant Improvements, San Diego, CA
- City of La Mesa, Headquarters Fire Station Space Needs Assessment, La Mesa, CA
- City of La Mesa, Civic Center Master Plan, Library and Allison Avenue Streetscape Improvements, La Mesa, CA
- National City, El Toyon Community Center Feasibility Study, National City, CA



Education

Bachelor of Science,
Environmental Engineering,
1977, Kanto Gakuin University,
Yokohama, Japan

Master of Arts, Environmental
Design, 1980, San Diego State
University

Professional Registration

Licensed Architect, State of
California, 1987, No. C-17921

Professional Affiliations

American Institute of Architects

LEEDTM 2.0 Accredited
Professional (Leadership in
Energy & Environmental Design),
United States Green Building
Council

Awards

2010 ASCE, Buildings and
Structures Award of Excellence,
Leucadia Wastewater District
Headquarters

2008 AIASD Savings by Design
Energy Integration Award,
Department of Motor Vehicles,
San Ysidro Field Office

2007 SANDEE Award, Special
Achievement in Energy,
Department of Motor Vehicles,
San Ysidro Field Office

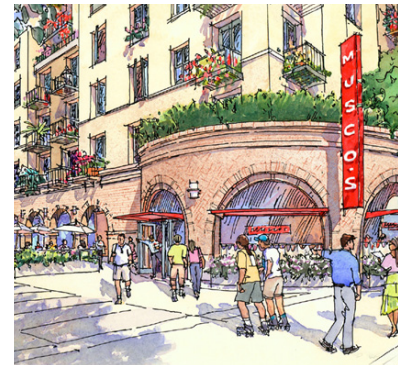
2000 AIA Citation Award, 30th
Street Switzer Canyon Public Art
Project



Tyson Cline

Roesling Nakamura Terada Architects, Inc. (RNT), Urban Designer

Tyson Cline has more than 15 years of experience in architecture, urban planning and graphic design. He attained his bachelor's degree in architecture from the NewSchool of Architecture. Tyson has assisted in both architectural design and City Wide Urban Design planning as well as acted as project manager for several projects. He has been with the firm since 2005.



Relevant Experience

- City of Oxnard, Streetscape Plan, Oxnard, CA
- City of Ventura, Westpark Master Plan, Ventura, CA
- City of Ventura, Westside Master Plan, Ventura, CA*
- Pierpont Master Plan, Ventura, CA*
- Day Road Masterplan, Ventura, CA*
- San Buenaventura Foundation for the Arts Masterplan, Ventura, CA*
- North Fillmore Masterplan, Fillmore, CA*
- Montecito Street Urban Design Code, Sierra Madre, CA*
- City of Moreno Valley, Moreno Valley Public Safety Building Master Plan, Moreno Valley, CA
- City of Oxnard South Oxnard Branch Library, Oxnard, CA
- City of Oxnard, Oxnard Civic Center Development Services Center, Oxnard, CA
- Riverpark Legacy, Riverpark Joint-Use Fire Station, CA
- City of Oxnard Water, South Yard Administration Building, Oxnard, CA*
- City of Oxnard Water, Blending Station #1, Oxnard, CA*
- City of Oxnard Water, Chloramination Building, Oxnard, CA*
- National Park Services, ID-IQ Contract
 - Anacapa Island Stair Replacement, Channel Islands National Park, Anacapa Island, CA
 - Callville Bay, Visitor Contact Station, Lake Mead, NV
 - Death Valley Cow Creek Museum Storage Facility Addition, Death Valley, CA
 - Joshua Tree National Park Oasis of Mara Visitor Center, Twentynine Palms, CA
 - Santa Monica Mountains National Recreation Area, Diamond X Ranch Intern Center, Calabasas, CA
- City of San Diego DPR, La Jolla Shores Lifeguard Station, San Diego, CA
- City of San Diego DPR, La Jolla Cove Lifeguard Station, San Diego, CA
- City of Santa Monica, Beach Promenade Eight Reststops, Santa Monica, CA
- Mountains Restoration Trust, Nature Education Facility at Headwaters Corner, Calabasas, CA
- Channel Islands Building and Development Partners, Inc., Palm and Poli Infill Housing, Ventura, CA
- Thompson Mixed-Use Development, Ventura, CA*
- Cedar Street Patio Housing, Ventura, CA*

Education

Bachelor of Architecture, 1995,
NewSchool of Architecture

Bachelor of Arts, Architecture,
1993, NewSchool of Architecture

Professional Registration

Currently in Architectural Review
Exam Process

Professional Affiliations

Vice President, Green Building
Council, Ventura County

Member, Design Review
Committee, City of Ventura

Member, Historic Preservation
Committee, City of Ventura



CALIFORNIA PROFILE

BidSync
 Supplier Name LG2WB Engineers, Inc. Supplier Number 30918
 Legal Business Name LG2WB ENGINEERS INC DBA Business Name Linscott Law & Greenspan Engineers and Transportation Management Services
 Address 1580 CORPORATE DR STE 122 Phone (714) 641-3044
 COSTA MESA, CA 92626 FAX (714) 641-0322
 Email mcvey@llqengineers.com
 Web Page http://www.llqengineers.com
 Number of Employees 53
 Business Types Service
 Service Areas Alameda County, Alpine County, Amador County, Butte County, Calaveras County, Colusa County, Contra Costa County, Del Norte County, El Dorado County, Fresno County, Glenn County, Humboldt County, Imperial County, Inyo County, Kern County, Kings County, Lake County, Lassen County, Madera County, Marin County, Mariposa County, Mendocino County, Merced County, Modoc County, Mono County, Monterey County, Napa County, Nevada County, Orange County, Placer County, Plumas County, Riverside County, Sacramento County, San Benito County, San Bernardino County, San Diego County, San Joaquin County, San Luis Obispo County, Santa Barbara County, Santa Clara County, Santa Cruz County, Shasta County, Sierra County, Siskiyou County, Solano County, Sonoma County, Stanislaus County, Sutter County, Tehama County, Trinity County, Tulare County, Tuolumne County, Ventura County, Yolo County, Yuba County,
 Keywords ENGINEERING SERVICES
 Classifications 811022 - Transportation engineering
 View Options [View Application](#)
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Active Certifications

TYPE	STATUS	STATUS DATE	FROM	TO	ACTIONS
SB	Approved	Jul 22, 2010	Jul 22, 2010	Jul 31, 2011	

Register as Disabled Veteran Business Enterprise (DVBE)

KEIL D. MABERRY, P.E.
Principal

Professional Registration

Traffic Engineer, State of California (TR1802)

Professional Experience

Transportation Engineer: Linscott, Law & Greenspan, Engineers
Engineer: City of Pasadena, Public Works and Transportation Department -
Traffic Engineering

Areas of Professional Expertise

Traffic (Environmental) Impact Studies and Reports
Parking, Access and Internal Circulation Review and Design
Traffic and Parking Surveys
Street Channelization Design
Traffic Investigation and Operation Analysis
Traffic Control Review and Design for Construction
Expert Witness Testimony

Representative Experience

Prepared Focused Traffic Impact Analysis report for the 135,000 SF **MISSION PLAZA** redevelopment project in the Rubidoux District of Riverside County, California, which consists of revitalization to the existing neighborhood shopping center. Provided CEQA level Traffic Impact Analyses, Site Planning Design Consultation and study of project Internal Circulation.

Prepared Traffic Impact Analysis report for the 370,000 SF **MIRA LOMA MARKETPLACE** retail/commercial development in Riverside County, California consisting of retail/commercial and potential future light industrial development. Provided Site Planning Design Consultation and study of project Internal Circulation. Prepared Signing & Striping and Traffic Signal design plans, for the roadways and intersections along the Limonite Avenue and Pat's Ranch Road project frontage. Coordinated with Caltrans District 8 staff regarding Project access along Limonite Avenue.

Prepared Traffic Impact Analysis reports and conducted Site Planning Design Consultation, and Project Traffic Circulation Analysis for 1,300 single-family unit **EAGLE GLEN** planned development project, including grammar/middle school and park in Corona, California. Prepared Traffic Analysis using regional traffic model output, determined roadway sizes and traffic indices for project street system, conducted channelization design, and conducted traffic control signal warrant analyses at project intersections.

KEIL D. MABERRY, P.E.
Principal

Prepared EIR Traffic Impact Analysis report for the 458-acre **DOS LAGOS MASTER PLAN** mixed-use development in Corona, California consisting of residential, commercial and entertainment retail with Lifestyle Center, golf resort, business park, and light industrial/R&D condominiums. Provided Site Planning Design Consultation and study of project Internal Circulation for each of the individual development areas within the Dos Lagos Master Plan. Prepared Signing & Striping and Traffic Signal design plans, including ATMS improvements, for the roadways and intersections along the Temescal Canyon Road and Weirick Road project frontage.

Prepared EIR Traffic Impact Analysis report for the 1.2 Million square-foot **CORONA CROSSINGS** mixed-use development in Corona, California consisting of commercial and entertainment retail, as well as light industrial development. Provided Site Planning Design Consultation and study of project Internal Circulation. Prepared Signing & Striping and Traffic Signal design plans, for the roadways and intersections along the Temescal Canyon Road and Cajalco Road project frontage, including the Cajalco/I-15 Interchange in Caltrans District 8.

Prepared conceptual and formal traffic design plans for the implementation of **ROUNDABOUTS** within several residential projects in the Cities of Chino and Oxnard, California. Prepared conceptual and formal traffic design plans for **TRAFFIC CALMING** measures within several residential projects in the Cities of Chino and Corona, California.

Education

University of Maryland, B.S. in Civil Engineering
(Transportation and Water Resources)

Professional Membership

Institute of Transportation Engineers - Associate Member
American Society of Civil Engineers
Urban Land Institute

Professional Registration

Traffic Engineer, State of California (TR 2525)

Professional Experience

Transportation Engineer: Linscott, Law & Greenspan, Engineers

Transportation Engineer: Iteris Inc.

Areas of Professional Expertise

Traffic Impact Analysis Reports

CMP Traffic Impact Analysis Reports

Transportation Planning

Sight Distance Analysis

Traffic Signal Warrant Analysis

Parking Demand Analysis

Trip Generation Studies

Traffic Sections for Environmental Impact Reports (EIRs)

Parking Studies

Site Access and Design Evaluation

Regional and Multimodal Transportation Plans

Circulation Elements for Master Plans & Specific Plans

Travel Demand Forecasting/Modeling and Simulation

Transit Planning

Representative Experience

Maguire Orange Center – Project Engineer for the Traffic Impact Analysis Report for the Maguire Orange Center project in the City of Orange, California. Prepared a Traffic Impact Analysis Report for sixty (60) study intersections. The analyses included utilizing the ICU Methodology for signalized intersections and HCM Methodology for unsignalized intersections. Caltrans Analysis was conducted using the HCM Methodology for signalized intersections. Performed shared parking analysis. LLG worked closely with City staff, as well as the developer and client during the preparation of the Traffic Study.

Chino Subarea 1B industrial Park – Project Engineer for the Traffic Impact Analysis Report for the Chino Subarea 1B industrial Park project in the City of Chino, California. Prepared a Traffic Impact Analysis Report which included utilizing the HCM Methodology. Freeway Mainline segment analysis was conducted. Year 2030 traffic volumes were forecast by processing the link volumes from the Chino Travel Demand Model. LLG worked closely with City staff, as well as the developer and EIR consultant during the preparation of the Traffic Study

Industry Business Center EIR & SEIR – Project Engineer for the Traffic Impact Analysis Report in the City of Industry, California. The development program for the EIR included the following mix of uses (totaling 4,779,000 SF): 1,341,000 SF of corporate office, 175,000 SF of commercial center, 561,000 SF of auto dealership/related services, 462,000 SF of regional retail, 285,000 SF of general office, 1,252,000 SF of business park, 70,000 SF of commercial center, and 633,000 SF of industrial park. The SEIR’s revised plan of development consisted of a 75,000-seat stadium (for NFL games primarily), 380,000 square feet (SF) of stadium-related uses (team administrative offices, NFL Hall of Fame, retail/team store, restaurants, banquet facilities, training facilities, and medical office), four practice fields, and non-stadium uses corresponding to 833,000 SF of retail, 162,000 SF of restaurants, 5,000-seat live theater, 1,200-seat movie theater, and 1,490,000 SF of general office. The traffic studies for the EIR and SEIR evaluated the proposed Project’s potential traffic impacts at 89 key study intersections, 22 roadway segments, and 5 mainline freeway segments.

Perris Ridge Commerce Center II – Project Engineer for the Traffic Impact Analysis Report in the City of Perris, California. Prepared a Traffic Impact Analysis Report for the Perris Ridge Commerce Center II project, a 2,004,368 SF warehouse/distribution facility consisting of two buildings located in the City of Perris. The traffic study evaluated the proposed Project’s potential near-term traffic impacts at twenty (20) key study intersections, provided recommendations to improve site access and internal circulation. LLG worked closely with City staff during the preparation of the Traffic Impact Analysis Report and throughout the approval process.

Education

University of Arizona, Tucson, M.S. in Civil Engineering
(Specialization in Transportation Planning and Traffic Engineering)

Professional Membership

Institute of Transportation Engineers (ITE), Associate Member
American Society of Civil Engineers (ASCE), Associate Member

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