

PROFESSIONAL SERVICES CONTRACT BETWEEN
THE CITY OF HUNTINGTON BEACH AND
JOHNSON FAVARO, LLP.
FOR
ON-CALL ARCHITECTURAL ENGINEERING, LANDSCAPE
ARCHITECTURAL ENGINEERING AND PROFESSIONAL
CONSULTING SERVICES

THIS AGREEMENT ("Agreement") is made and entered into by and between the City of Huntington Beach, a municipal corporation of the State of California, hereinafter referred to as "CITY," and JOHNSON FAVARO, LLP., a California Limited Liability Company hereinafter referred to as "CONSULTANT."

WHEREAS, CITY desires to engage the services of a consultant to provide on-call architectural engineering, landscape architectural engineering and professional consulting services; and

Pursuant to documentation on file in the office of the City Clerk, the provisions of the Huntington Beach Municipal Code, Chapter 3.03, relating to procurement of professional service contracts have been complied with; and

CONSULTANT has been selected to perform these services,

NOW, THEREFORE, it is agreed by CITY and CONSULTANT as follows:

1. SCOPE OF SERVICES

CONSULTANT shall provide all services as described in **Exhibit "A,"** which is attached hereto and incorporated into this Agreement by this reference. These services shall sometimes hereinafter be referred to as the "PROJECT."

CONSULTANT hereby designates James Favaro who shall represent it and be its sole contact and agent in all consultations with CITY during the performance of this Agreement.

2. CITY STAFF ASSISTANCE

CITY shall assign a staff coordinator to work directly with CONSULTANT in the performance of this Agreement.

3. TERM; TIME OF PERFORMANCE

Time is of the essence of this Agreement. The services of CONSULTANT are to commence on _____, 20____ (the "Commencement Date"). This Agreement shall automatically terminate three (3) years from the Commencement Date, unless extended or sooner terminated as provided herein. All tasks specified in **Exhibit "A"** shall be completed no later than three (3) years from the Commencement Date. The time for performance of the tasks identified in **Exhibit "A"** are generally to be shown in **Exhibit "A."** This schedule may be amended to benefit the PROJECT if mutually agreed to in writing by CITY and CONSULTANT.

In the event the Commencement Date precedes the Effective Date, CONSULTANT shall be bound by all terms and conditions as provided herein.

4. COMPENSATION

In consideration of the performance of the services described herein, CITY agrees to pay CONSULTANT on a time and materials basis at the rates specified in **Exhibit "B,"** which is attached hereto and incorporated by reference into this Agreement, a fee, including all costs and expenses, not to exceed One Million Dollars (\$1,000,000.00).

5. EXTRA WORK

In the event CITY requires additional services not included in **Exhibit "A"** or changes in the scope of services described in **Exhibit "A,"** CONSULTANT will undertake such work only after receiving written authorization from CITY. Additional compensation for such extra work shall be allowed only if the prior written approval of CITY is obtained.

6. METHOD OF PAYMENT

CONSULTANT shall be paid pursuant to the terms of **Exhibit "B."**

7. DISPOSITION OF PLANS, ESTIMATES AND OTHER DOCUMENTS

CONSULTANT agrees that title to all materials prepared hereunder, including, without limitation, all original drawings, designs, reports, both field and office notices, calculations, computer code, language, data or programs, maps, memoranda, letters and other documents, shall belong to CITY, and CONSULTANT shall turn these materials over to CITY upon expiration or termination of this Agreement or upon PROJECT completion, whichever shall occur first. These materials may be used by CITY as it sees fit, provided that any such use not within the purposes intended, by the Agreement shall be at City's sole risk.

8. HOLD HARMLESS

A. To the extent allowed by Civil Code Section 2782.8, CONSULTANT hereby agrees to protect, defend, indemnify and hold harmless CITY, its officers, elected or appointed officials, employees, agents and volunteers from and against any and all claims, damages, losses, expenses, judgments, demands and defense costs (including, without limitation, costs and fees of litigation of every nature or liability of any kind or nature) arising out of or in connection with CONSULTANT's (or CONSULTANT's subcontractors, if any) negligent (or alleged negligent) performance of this Agreement or its failure to comply with any of its obligations contained in this Agreement by CONSULTANT, its officers, agents or employees except such loss or damage which was caused by the sole negligence or willful misconduct of CITY. CONSULTANT will conduct all defense at its sole cost and expense and CITY shall approve selection of CONSULTANT's counsel. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as limitation upon the amount of indemnification to be provided by CONSULTANT.

B. To the extent that CONSULTANT performs "Design Professional Services" within the meaning of Civil Code Section 2782.8, then the following Hold Harmless provision applies in place of subsection A above:

"CONSULTANT hereby agrees to protect, defend, indemnify and hold harmless CITY and its officers, elected or appointed officials, employees, agents and volunteers, from and against any and all claims, damages, losses, expenses, demands and defense costs (including, without limitation, costs and fees of litigation of every nature or liability of any kind or nature) to the extent that the claims against CONSULTANT arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of CONSULTANT. In no event shall the cost to defend charged to CONSULTANT exceed CONSULTANT's proportionate percentage of fault. However, notwithstanding the previous sentence, in the event one or more other defendants to the claims and/or litigation is unable to pay its share of defense costs due to bankruptcy or dissolution of the business, CONSULTANT shall meet and confer with CITY and other defendants regarding unpaid defense costs. The duty to indemnify, including the duty and the cost to defend, is limited as provided in California Civil Code Section 2782.8.

C. Regardless of whether subparagraph A or B applies, CITY shall be reimbursed by CONSULTANT for all costs and attorney's fees incurred by CITY in enforcing this obligation. This indemnity shall apply to all claims and liability regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by CONSULTANT.

9. PROFESSIONAL LIABILITY INSURANCE

CONSULTANT shall obtain and furnish to CITY a professional liability insurance policy covering the work performed by it hereunder. This policy shall provide coverage for CONSULTANT's professional liability in an amount not less than One Million Dollars

(\$1,000,000.00) per occurrence and in the aggregate. The above-mentioned insurance shall not contain a self-insured retention without the express written consent of CITY; however an insurance policy "deductible" of Ten Thousand Dollars (\$10,000.00) or less is permitted. A claims-made policy shall be acceptable if the policy further provides that:

- A. The policy retroactive date coincides with or precedes the initiation of the scope of work (including subsequent policies purchased as renewals or replacements).
- B. CONSULTANT shall notify CITY of circumstances or incidents that might give rise to future claims.

CONSULTANT will make every effort to maintain similar insurance during the required extended period of coverage following PROJECT completion. If insurance is terminated for any reason, CONSULTANT agrees to purchase an extended reporting provision of at least two (2) years to report claims arising from work performed in connection with this Agreement.

If CONSULTANT fails or refuses to produce or maintain the insurance required by this section or fails or refuses to furnish the CITY with required proof that insurance has been procured and is in force and paid for, the CITY shall have the right, at the CITY's election, to forthwith terminate this Agreement. Such termination shall not effect Consultant's right to be paid for its time and materials expended prior to notification of termination. CONSULTANT waives the right to receive compensation and agrees to indemnify the CITY for any work performed prior to approval of insurance by the CITY.

10. CERTIFICATE OF INSURANCE

Prior to commencing performance of the work hereunder, CONSULTANT shall furnish to CITY a certificate of insurance subject to approval of the City Attorney evidencing the foregoing insurance coverage as required by this Agreement; the certificate shall:

- A. provide the name and policy number of each carrier and policy;
- B. state that the policy is currently in force; and
- C. shall promise that such policy shall not be suspended, voided or canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice; however, ten (10) days' prior written notice in the event of cancellation for nonpayment of premium.

CONSULTANT shall maintain the foregoing insurance coverage in force until the work under this Agreement is fully completed and accepted by CITY.

The requirement for carrying the foregoing insurance coverage shall not derogate from CONSULTANT's defense, hold harmless and indemnification obligations as set forth in this Agreement. CITY or its representative shall at all times have the right to demand the original or a copy of the policy of insurance. CONSULTANT shall pay, in a prompt and timely manner, the premiums on the insurance hereinabove required.

11. INDEPENDENT CONTRACTOR

CONSULTANT is, and shall be, acting at all times in the performance of this Agreement as an independent contractor herein and not as an employee of CITY. CONSULTANT shall secure at its own cost and expense, and be responsible for any and all payment of all taxes, social security, state disability insurance compensation, unemployment compensation and other payroll deductions for CONSULTANT and its officers, agents and employees and all business licenses, if any, in connection with the PROJECT and/or the services to be performed hereunder.

12. TERMINATION OF AGREEMENT

All work required hereunder shall be performed in a good and workmanlike manner. CITY may terminate CONSULTANT's services hereunder at any time with or without cause, and whether or not the PROJECT is fully complete. Any termination of this Agreement by CITY shall

be made in writing, notice of which shall be delivered to CONSULTANT as provided herein. In the event of termination, all finished and unfinished documents, exhibits, report, and evidence shall, at the option of CITY, become its property and shall be promptly delivered to it by CONSULTANT.

13. ASSIGNMENT AND DELEGATION

This Agreement is a personal service contract and the work hereunder shall not be assigned, delegated or subcontracted by CONSULTANT to any other person or entity without the prior express written consent of CITY. If an assignment, delegation or subcontract is approved, all approved assignees, delegates and subconsultants must satisfy the insurance requirements as set forth in Sections 9 and 10 hereinabove.

14. COPYRIGHTS/PATENTS

CITY shall own all rights to any patent or copyright on any work, item or material produced as a result of this Agreement.

15. CITY EMPLOYEES AND OFFICIALS

CONSULTANT shall employ no CITY official nor any regular CITY employee in the work performed pursuant to this Agreement. No officer or employee of CITY shall have any financial interest in this Agreement in violation of the applicable provisions of the California Government Code.

16. NOTICES

Any notices, certificates, or other communications hereunder shall be given either by personal delivery to CONSULTANT's agent (as designated in Section 1 hereinabove) or to CITY as the situation shall warrant, or by enclosing the same in a sealed envelope, postage prepaid, and depositing the same in the United States Postal Service, to the addresses specified below. CITY and CONSULTANT may designate different addresses to which subsequent notices, certificates or

other communications will be sent by notifying the other party via personal delivery, a reputable overnight carrier or U. S. certified mail-return receipt requested:

TO CITY:

City of Huntington Beach
ATTN: Dir. Comm. & Library Services
2000 Main Street
Huntington Beach, CA 92648

TO CONSULTANT:

JOHNSON FAVARO, LLP
ATTN: James Favaro
5898 Blackwater Street
Culver City, CA 90232

17. CONSENT

When CITY's consent/approval is required under this Agreement, its consent/approval for one transaction or event shall not be deemed to be a consent/approval to any subsequent occurrence of the same or any other transaction or event.

18. MODIFICATION

No waiver or modification of any language in this Agreement shall be valid unless in writing and duly executed by both parties.

19. SECTION HEADINGS

The titles, captions, section, paragraph and subject headings, and descriptive phrases at the beginning of the various sections in this Agreement are merely descriptive and are included solely for convenience of reference only and are not representative of matters included or excluded from such provisions, and do not interpret, define, limit or describe, or construe the intent of the parties or affect the construction or interpretation of any provision of this Agreement.

20. INTERPRETATION OF THIS AGREEMENT

The language of all parts of this Agreement shall in all cases be construed as a whole, according to its fair meaning, and not strictly for or against any of the parties. If any provision of this Agreement is held by an arbitrator or court of competent jurisdiction to be unenforceable, void, illegal or invalid, such holding shall not invalidate or affect the remaining

covenants and provisions of this Agreement. No covenant or provision shall be deemed dependent upon any other unless so expressly provided here. As used in this Agreement, the masculine or neuter gender and singular or plural number shall be deemed to include the other whenever the context so indicates or requires. Nothing contained herein shall be construed so as to require the commission of any act contrary to law, and wherever there is any conflict between any provision contained herein and any present or future statute, law, ordinance or regulation contrary to which the parties have no right to contract, then the latter shall prevail, and the provision of this Agreement which is hereby affected shall be curtailed and limited only to the extent necessary to bring it within the requirements of the law.

21. DUPLICATE ORIGINAL

The original of this Agreement and one or more copies hereto have been prepared and signed in counterparts as duplicate originals, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original. Each duplicate original shall be deemed an original instrument as against any party who has signed it.

22. IMMIGRATION

CONSULTANT shall be responsible for full compliance with the immigration and naturalization laws of the United States and shall, in particular, comply with the provisions of the United States Code regarding employment verification.

23. LEGAL SERVICES SUBCONTRACTING PROHIBITED

CONSULTANT and CITY agree that CITY is not liable for payment of any subcontractor work involving legal services, and that such legal services are expressly outside the scope of services contemplated hereunder. CONSULTANT understands that pursuant to *Huntington Beach City Charter* Section 309, the City Attorney is the exclusive legal counsel for

CITY; and CITY shall not be liable for payment of any legal services expenses incurred by CONSULTANT.

24. ATTORNEY'S FEES

In the event suit is brought by either party to construe, interpret and/or enforce the terms and/or provisions of this Agreement or to secure the performance hereof, each party shall bear its own attorney's fees, such that the prevailing party shall not be entitled to recover its attorney's fees from the nonprevailing party.

25. SURVIVAL

Terms and conditions of this Agreement, which by their sense and context survive the expiration or termination of this Agreement, shall so survive.

26. GOVERNING LAW

This Agreement shall be governed and construed in accordance with the laws of the State of California.

27. SIGNATORIES

Each undersigned represents and warrants that its signature hereinbelow has the power, authority and right to bind their respective parties to each of the terms of this Agreement, and shall indemnify CITY fully for any injuries or damages to CITY in the event that such authority or power is not, in fact, held by the signatory or is withdrawn.

28. ENTIRETY

The parties acknowledge and agree that they are entering into this Agreement freely and voluntarily following extensive arm's length negotiation, and that each has had the opportunity to consult with legal counsel prior to executing this Agreement. The parties also acknowledge and agree that no representations, inducements, promises, agreements or warranties, oral or otherwise, have been made by that party or anyone acting on that party's behalf, which are not embodied in this

Agreement, and that that party has not executed this Agreement in reliance on any representation, inducement, promise, agreement, warranty, fact or circumstance not expressly set forth in this Agreement. This Agreement, and the attached exhibits, contain the entire agreement between the parties respecting the subject matter of this Agreement, and supersede all prior understandings and agreements whether oral or in writing between the parties respecting the subject matter hereof.

29. EFFECTIVE DATE

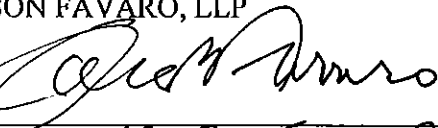
This Agreement shall be effective on the date of its approval by the City Council.

This Agreement shall expire when terminated as provided herein.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their authorized officers.

CONSULTANT,
JOHNSON FAVARO, LLP

By: _____

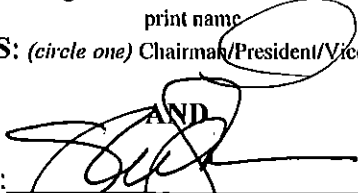


JAMES B. FAVARO

print name

ITS: (circle one) Chairman/President/Vice President

By: _____

AND


STEVE JOHNSON

print name

ITS: (circle one) Secretary/Chief Financial Officer/Asst.
Secretary - Treasurer

CITY OF HUNTINGTON BEACH, a
municipal corporation of the State of
California

Mayor

City Clerk

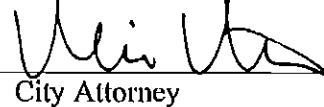
INITIATED AND APPROVED:

Director of Community & Library Services

REVIEWED AND APPROVED:

City Manager

APPROVED AS TO FORM:



City Attorney

Agreement, and that that party has not executed this Agreement in reliance on any representation, inducement, promise, agreement, warranty, fact or circumstance not expressly set forth in this Agreement. This Agreement, and the attached exhibits, contain the entire agreement between the parties respecting the subject matter of this Agreement, and supersede all prior understandings and agreements whether oral or in writing between the parties respecting the subject matter hereof.

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CONSULTANT,
JOHNSON FAVARO, LLP

CITY OF HUNTINGTON BEACH, a
municipal corporation of the State of
California

By: _____

print name

ITS: (circle one) Chairman/President/Vice President

AND

By: _____

print name

ITS: (circle one) Secretary/Chief Financial Officer/Asst.
Secretary - Treasurer

Mayor

City Clerk

INITIATED AND APPROVED:

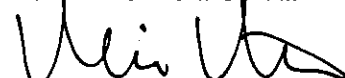


Director of Community & Library Services

REVIEWED AND APPROVED:

City Manager

APPROVED AS TO FORM:



City Attorney

EXHIBIT "A"

A. STATEMENT OF WORK: (Narrative of work to be performed)

Consultant to provide on-call architectural engineering, landscape architectural engineering and professional consulting services

B. CONSULTANT'S DUTIES AND RESPONSIBILITIES:

SEE ATTACHED EXHIBIT A

C. CITY'S DUTIES AND RESPONSIBILITIES:

D. WORK PROGRAM/PROJECT SCHEDULE:

EXHIBIT A
JOHNSON FAVARO
STATEMENT OF QUALIFICATIONS

**RFQ FOR ON-CALL ARCHITECTURAL ENGINEERING, LANDSCAPE ARCHITECTURAL
ENGINEERING, AND PROFESSIONAL CONSULTING SERVICES
COMMUNITY & LIBRARY SERVICES DEPARTMENT, CITY OF HUNTINGTON BEACH
APRIL 29, 2024**

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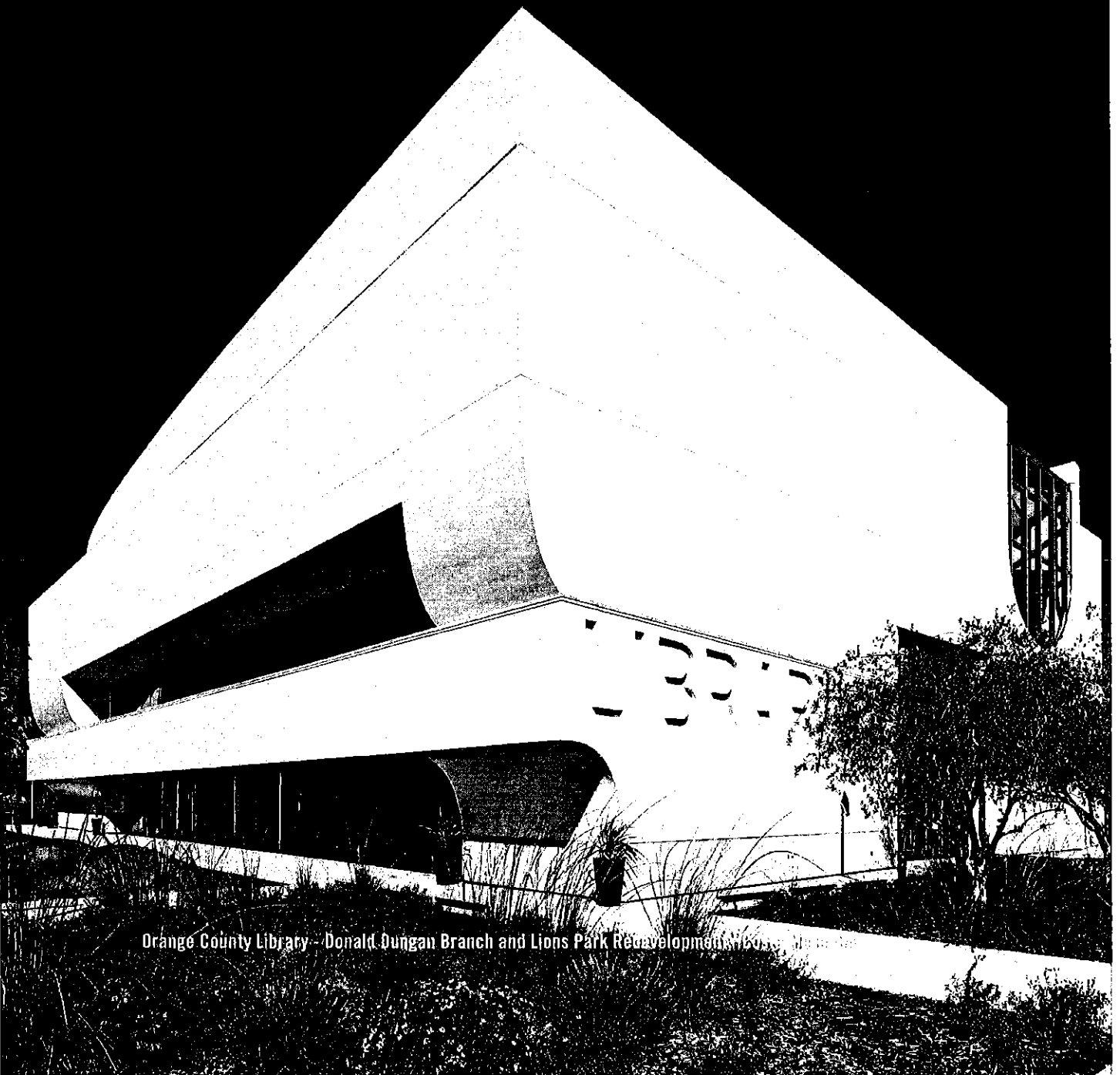
i	A. Vendor Application Form and Cover Letter
03	B. Background and Project Summary
11	C. Methodology
23	D. Staffing
25	E. Qualifications
27	F. Fee Proposal

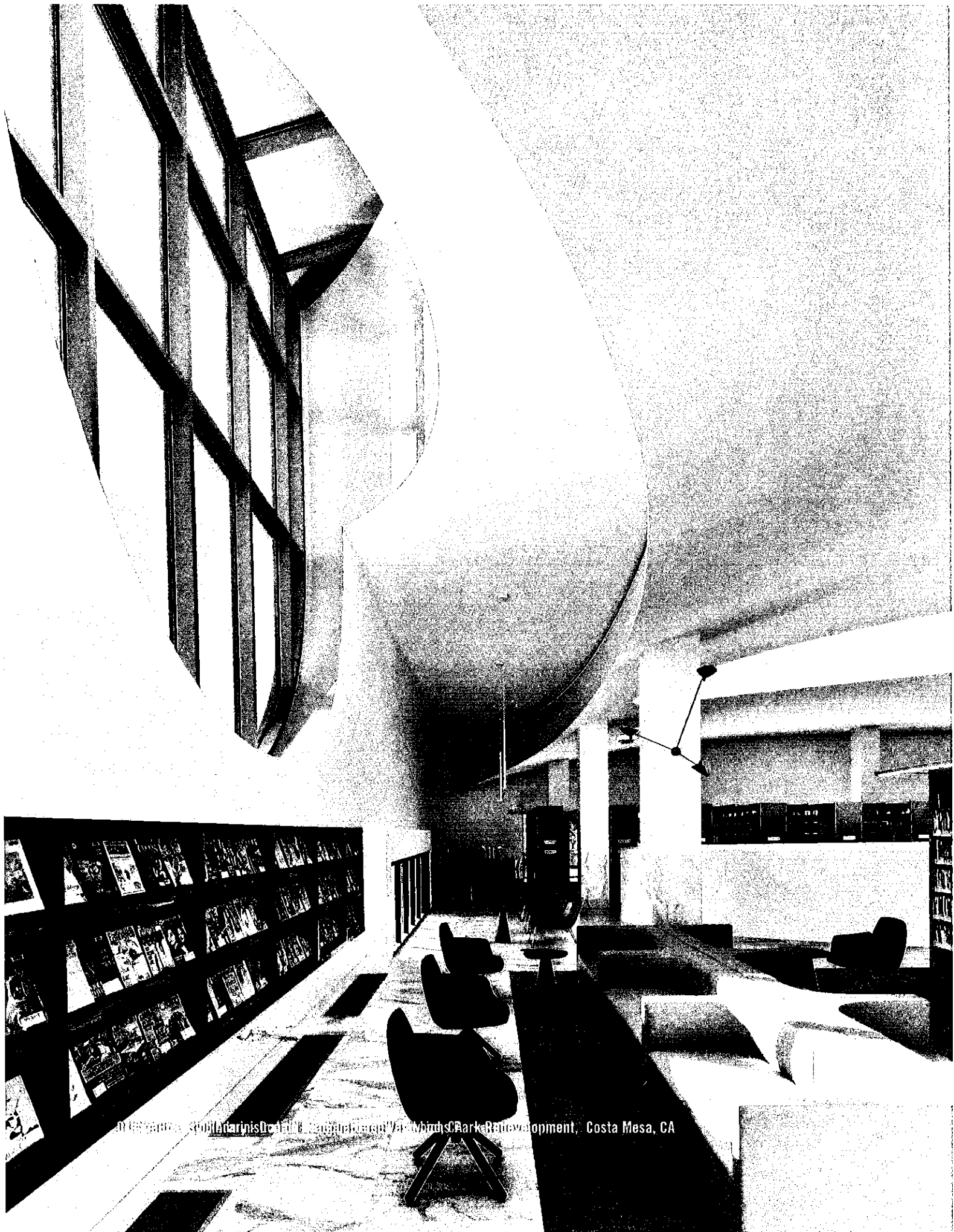
EXHIBITS

- 1. Resumes**
- 2. Portfolio of Relevant Projects**

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A. Vendor Application Form and Cover Letter





© 2011 The Office of the Architect, 3001 Main Street, Suite 100, Costa Mesa, CA 92626. All rights reserved. Photo by [unreadable]

References of Work Performed Form

(List 5 Local References)

Comany Name: **JOHNSON FAVARO, LLP**

1. Name of Reference: **Chris Slama** Former Director of Community & Library Services, City of Huntington Beach
Current Director of Community & Library Services, City of Irvine

Address: 1 Civic Center Plaza, 2nd Floor, Irvine, CA 92606Contact Name: Chris Slama Phone Number: (949) 724-6600Email: CSlama@cityofirvine.org

Dates of Business: 2021 - 2022 HB Oak View Library, Community Center and Park Master Plan;
2023 - Irvine Great Park Central Library Feasibility Study

2. Name of Reference: **Tamara Letourneau** Former Assistant City Manager, City of Costa Mesa
Current City Manager, City of Laguna Niguel

Address: 30111 Crown Valley Parkway, Laguna Niguel, CA 92677Contact Name: Tamara Letourneau Phone Number: (949) 362-4300Email: tletourneau@cityoflagunaniguel.orgDates of Business: 2015 - 2020

3. Name of Reference: **Jonathan Borrego, City Manager, City of Oceanside**

Address: 300 N Coast Highway, Oceanside, CA 92054Contact Name: Jonathan Borrego Phone Number: (760) 435-3065Email: jborrego@oceansideca.org

Dates of Business: 2020 - 2022 Oceanside Beachfront Improvements Feasibility Study
2023 - present Oceanside Beachfront Improvements Preliminary design, CUP/CEQA Approval

4. Name of Reference: **Ara Mihanian, City Manager, City of Rancho Palos Verde**

Address: 30940 Hawthorne Blvd., Rancho Palos Verde, CA 90275Contact Name: Ara Mihanian Phone Number: (310) 544-5202Email: aram@rpvca.govDates of Business: 2018-2023 Ladera Linda Park Master Plan and New Community Center

5. Name of Reference: **Erin Christmas, Library Director, City of Riverside**

Address: 3900 Mission Inn Ave, Riverside, CA 92501Contact Name: Erin Christmas Phone Number: 951.826.5213Email: echristmas@riversideca.govDates of Business: 2017 - 2020 Riverside Main Library

REQUEST FOR PROPOSAL
VENDOR APPLICATION FORM

TYPE OF APPLICANT: ☐ NEW ☒ CURRENT VENDOR

Legal Contractual Name of Corporation: Johnson Favaro, LLP

Contact Person for Agreement: James Favaro

Corporate Mailing Address: 5898 Blackwelder Street,

City, State and Zip Code: Culver City, CA 90232

E-Mail Address: jfavaro@johnsonfavaro.com

Phone: 310.559.5720 Fax: 310.559.8220

Contact Person for Proposals: James Favaro

Title: Principal E-Mail Address: jfavaro@johnsonfavaro.com

Business Telephone: 310.559.5720 Business Fax: 310.559.8220

Year Business was Established: 1988

Is your business: (check one)

☐ NON PROFIT CORPORATION ☒ FOR PROFIT CORPORATION

Is your business: (check one)

<input type="checkbox"/> CORPORATION	<input checked="" type="checkbox"/> LIMITED LIABILITY PARTNERSHIP
<input type="checkbox"/> INDIVIDUAL	<input type="checkbox"/> SOLE PROPRIETORSHIP
<input type="checkbox"/> PARTNERSHIP	<input type="checkbox"/> UNINCORPORATED ASSOCIATION

Names & Titles of Corporate Board Members

(Also list Names & Titles of persons with written authorization/resolution to sign contracts)

Names	Title	Phone
Steve Johnson	Principal	310-559-5720
James Favaro	Principal	310-559-5720

Federal Tax Identification Number: 95-4161643City of Huntington Beach Business License Number: A321379
(If none, you must obtain a Huntington Beach Business License upon award of contract.)City of Huntington Beach Business License Expiration Date: 2/28/2026

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JOHNSON FAVARO

April 29, 2025

City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648

RE: RFQ for On-Call Architectural Engineering, Landscape Architectural Engineering, and Professional Consulting Services

Dear City of Huntington Beach,

Thirty-five years ago we founded our practice with a commitment to those areas of planning and design we believe matter most: civic, community and cultural institutions, schools and libraries. As a result, our experience in the public sector is well established having worked with a wide range of communities of varying geographic settings and socio-economic demographics across southern California.

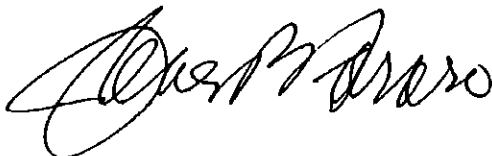
We chose to work in the public sector, especially with local governments, because among other reasons it is a satisfying professional life to plan and design buildings and places that make a difference in people's lives and because through our work, we get to meet and learn from people of all walks of life. It keeps us engaged in a meaningful life pursuit that we hope in turn gives meaning to the lives of those we serve.

Principals and Project Managers Steve Johnson and Jim Favaro will be involved in every aspect of the stewardship of projects taking leadership on all aspects of collaboration with the city and community outreach. Senior Associate Principal and Assistant Project Manager Brian Davis, who has been with us for over twenty years, provides support through quality control, in house and consultant team management and coordination. Design Associates Ryan Ekstrom and Kevin Geraghty who have been with us for 11 and 8 years respectively, will assist with the development of the visual materials in support of the on-call architectural services.

It has been our distinct pleasure to have worked with the city of Huntington Beach over the last three years. We look forward to more productive work together with city leadership and administrative staff on behalf of the people of Huntington Beach.

I certify that this proposal is valid for 180 days.


Sincerely,



Jim Favaro, Principal
Johnson Favaro, LLP
5898 Blackwelder Street, Culver City, CA 90232
(T): 310.559.5720; (F): 310.559.8220; (E) jfavaro@johnsonfavaro.com

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B. Background and Project Summary



Ladera Linda Community Center and Park, Rancho Palos Verdes, CA



Ladera Linda Community Center and Park, Rancho Palos Verdes, CA

B. BACKGROUND AND PROJECT SUMMARY

Our team has worked together on municipal and county projects in southern California for over two decades including master plans, designs and construction support for parks, libraries, civic, cultural, recreation and community centers. This work has included upgrades, renovations, additions, replacements and new construction.

Partners Steve Johnson and Jim Favaro are personally involved in every project in the office. Associate Principals Brian Davis, Kathy Williams, and Ingrid Dennert have worked with Steve and Jim since 2004, 2010 and 2011 respectively.

Thirty years ago when we founded our practice we committed to the public sector because we believe in high quality architecture in support of our civic and social infrastructure, community integrity and individual dignity across all socio-economic demographics and circumstances.

THE PHILOSOPHY OF OUR PRACTICE

Thirty years ago when we founded our practice we committed to the public sector because we believe in high quality architecture in support of our civic and social infrastructure, community integrity and individual dignity across all socio-economic demographics and circumstances.

And we committed to where we live, Southern California, on the conviction that it takes time to know a place in order to serve it well, that we as architects should live with what we produce and accept the accountability that goes with it.

We enjoy and thrive on the community driven planning and design process because it is the best way to arrive at an architecture that is authentic to the place and people it serves. We seek out what is unique about each place and the communities that inhabit it in order to craft an architecture that best reflects both.

In seeking the unique, we uncover opportunities, we embrace challenges and we become better architects. We approach every project with a point of view, but one that is also free of prejudice or predigested conclusions. We only learn what to do through the process and in the process create architectures that are different from what we or our community partners might have accomplished on our own.

SENIOR STAFF

TWO PRINCIPALS/OWNERS



JIM FAVARO
CA #C32185



STEVE JOHNSON
CA #C17181

THREE ASSOCIATE PRINCIPALS



BRIAN DAVIS
CA #C34524
20 YEARS AT JF



KATHY WILLIAMS
14 YEARS AT
JOHNSON FAVARO



INGRID DENNERT
CA #C39358
13 YEARS AT JF

1988

YEAR FOUNDED

82%

OF OUR CURRENT CLIENTS ARE
PUBLIC AGENCIES

22

LOCAL GOVERNMENTS
SERVED

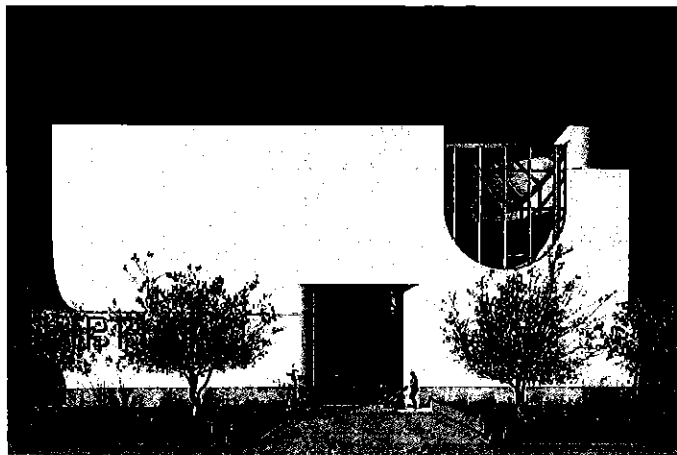
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SF OF PLANNED AND BUILT
COMMUNITY DEVELOPMENTS

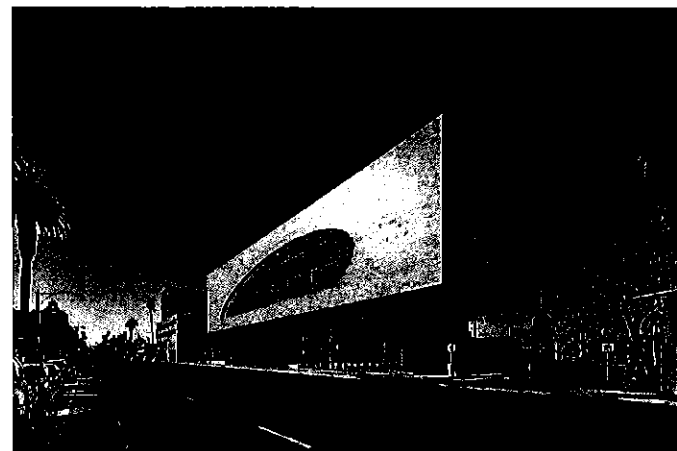
SERVICES

- Master Planning
- Programming
- Feasibility Studies
- Facilities Assessment
- Cost Planning
- Conceptual Design
- Building Design
- Document Production
- Construction Administration
- Post Occupancy
- Sustainability
- Code Analysis & Regulatory Review

B. BACKGROUND AND PROJECT SUMMARY



ORANGE COUNTY PUBLIC LIBRARY COSTA MESA BRANCH AND COMMUNITY CENTER Costa Mesa, CA (Completed in 2019)



RIVERSIDE MAIN LIBRARY, Riverside, CA (Completed in 2021)



LOS ANGELES COUNTY LIBRARY MANHATTAN BEACH BRANCH, Manhattan Beach, CA (Completed in 2015)

OUR PUBLIC SECTOR EXPERIENCE

Our experience in the public sector is both wide and deep. We embrace the full range of demographic and geographic diversity of communities across southern California. For cities and counties, we specialize in libraries, community centers, civic and cultural facilities.

CITY OF HUNTINGTON BEACH (On-going)

- Library Facilities Master Plan
- Oak View Community Center and Branch Library Master Plan
- Central Library Concept Design
- Central Library Fountain Restoration

CITY OF BEVERLY HILLS

- La Cienega Park and Recreation Complex Master Plan
- Library Master Plan
- Children's Library Renovation

CITY OF COSTA MESA

- Lions Park Master Plan
- OCPL Donald Dungan Branch Library
- Norma Hertzog Community Center

CITY OF CULVER CITY

- Veterans Memorial Park and Bill Botts Fields Feasibility Study

CITY OF IRVINE

- Great Park Central Library Feasibility Study

CITY OF OCEANSIDE (On-going)

- Beachfront Improvement Master Plan
- Beachfront Improvement Preliminary Design and CEQA Support

CITY OF RANCHO PALOS VERDES

- Ladera Linda Park Master Plan
- Ladera Linda Community Center

CITY OF GLENDALE (On-going)

- Glendale Main Library Youth Services Renovation
- Main Reading Room Renovation

CITY OF THOUSAND OAKS

- Oakview Library and Community Center Feasibility Study
- Central Library Redevelopment Concept Plan
- City Wide Library System Master Plan

CITY OF RIVERSIDE

- Main Library
- Nichols Park Master Plan
- Joyce Jackson Community Center

CITY OF REDLANDS

- Museum of Redlands

CITY OF MANHATTAN BEACH

- Facilities Strategic Plan
- Polliwog Park, Aquatics and Indoor Recreation Community Center Master Plan
- Live Oak Park and Community Meeting Center
- Los Angeles County Branch Library

CITY OF WEST HOLLYWOOD

- West Hollywood Park Master Plan
- Plumber Park Master Plan
- Los Angeles County Branch Library

CITY OF CHINO/CHAFFEY COLLEGE

- College Park Community Center
- Chaffey College Chino Campus Master Plan

COUNTY OF ORANGE

- Costa Mesa Branch Library

COUNTY OF LOS ANGELES

- Manhattan Beach Branch Library
- West Hollywood Branch Library

COUNTY OF FRESNO

- Health and Human Services Campus Master Plan

COUNTY OF SANTA BARBARA

- Estero Park and Community Center Master Plan



**CITY OF OCEANSIDE DOWNTOWN BEACHFRONT
REDEVELOPMENT** Huntington Beach, CA (2022-5)

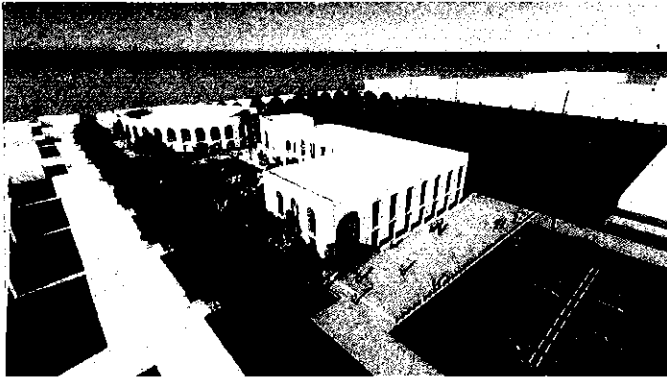


**RANCHO PALOS VERDES LADERA LINDA COMMUNITY CENTER
AND PARK,** Rancho Palos Verdes, CA (Completed in 2024)

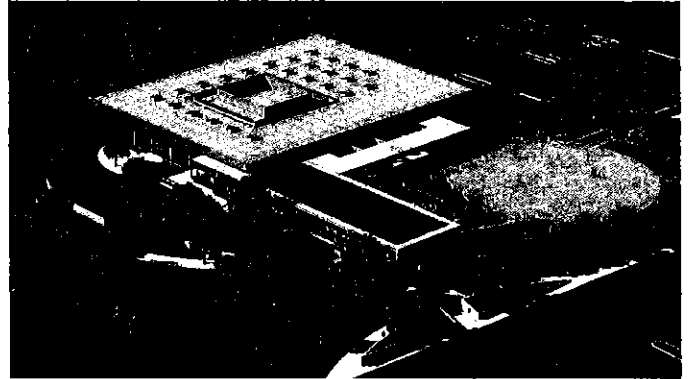


MUSEUM OF REDLANDS, REDLANDS, CA (Completed in 2025)

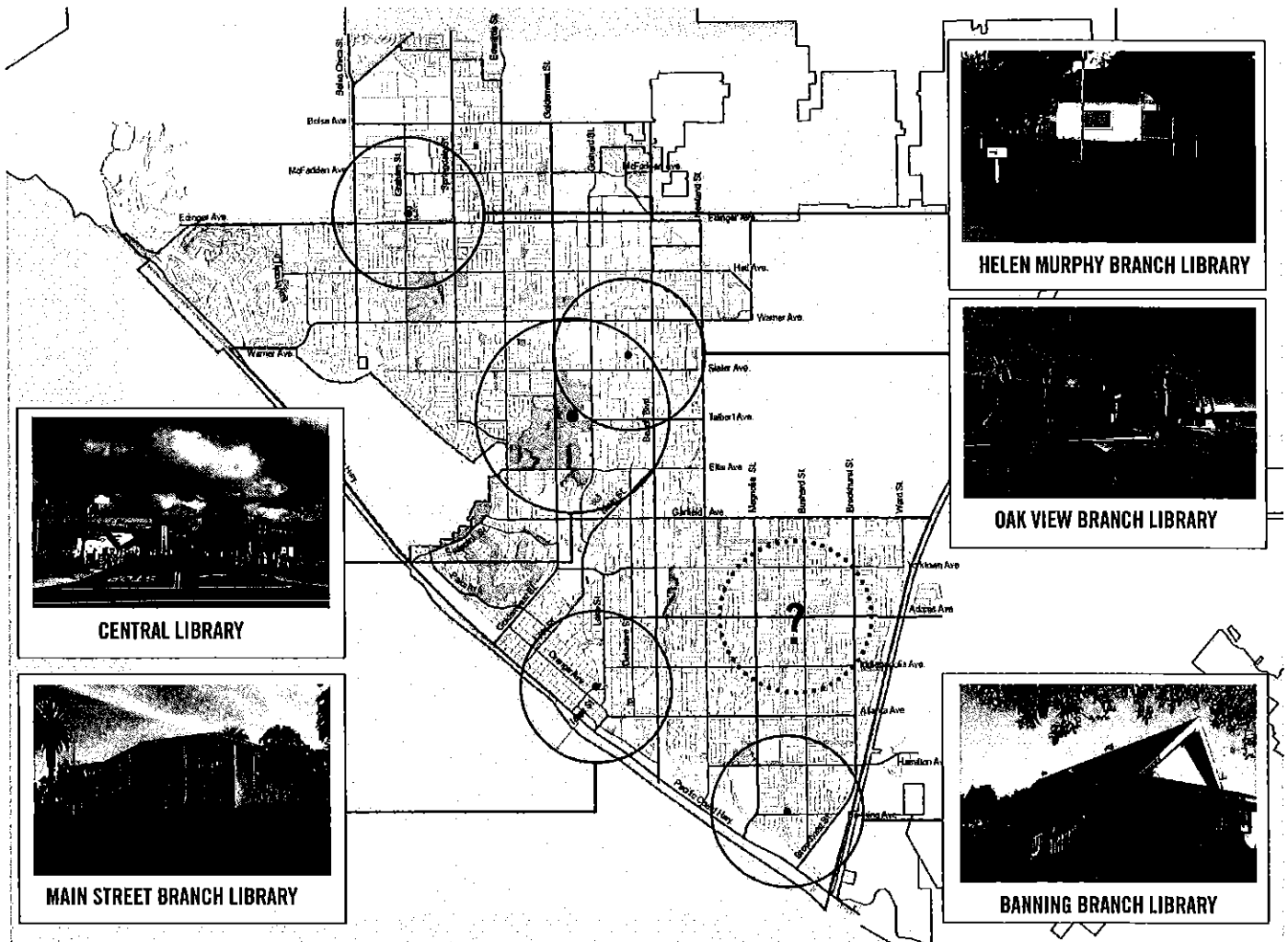
B. BACKGROUND AND PROJECT SUMMARY



CITY OF HUNTINGTON BEACH OAK VIEW COMMUNITY CENTER AND LIBRARY FEASIBILITY STUDY, Huntington Beach, CA (2022-3)



CITY OF HUNTINGTON BEACH CENTRAL LIBRARY, PRELIMINARY REDEVELOPMENT FEASIBILITY STUDY Huntington Beach, CA (2023)



CITY OF HUNTINGTON BEACH LIBRARY SYSTEM A consists of a large central library and four branches all four of which have received little to no meaningful attention since their founding.

OUR HUNTINGTON BEACH EXPERIENCE

We have enjoyed a working relationship with the City of Huntington Beach since 2021

OAKVIEW COMMUNITY CENTER AND LIBRARY Over the course of 2021-2023 we worked closely with Huntington Beach Department of Community Services, the Library and Department of Public Works as well as the Ocean View School District on first untangling untenable property ownership and shared use relationships that had been in place for years. We then in collaboration with the community, the city and the school district developed a master plan for the redevelopment of the city owned property. A new community center that would accommodate all of the non profit services currently on site along with indoor recreation/fitness facilities was combined with a new 12,000 SF branch library. The master plan includes a pocket park, children's playground, outdoor recreation and a culinary/nutrition center. A later phase of development will include a new gymnasium.

CENTRAL LIBRARY In the years 2023-4 we began work on the assessment and long term plans for upgrades, improvements and renovations of the 1970s era central library. This effort included collaboration with the Department of Community Services, the Huntington Beach Library, city leadership, library stakeholders and the community at large. The study included measures to render the library more efficient in layout, possible replacement of the 1994 addition with a children's wing that more closely aligns with the Dion Neutra's original intent, upgrades to the building's systems, among other improvement.

LIBRARY MASTER PLAN We are currently engaged with the city and in the initial stages on the development of a comprehensive master plan for the Huntington Beach Library system city wide. This includes evaluation of programs and services, staffing and facilities for all five branches of the system. The effort will provide a vision and a concrete roadmap for the remediation, renovation, addition to and/or renovation of each of the branch facilities over the near, medium and long term. . It may recommend removal , relocation of a branch or the institution of a new branch depending on an evaluation of the necessary levels and distribution of library services across the city.

OUR STRENGTHS

Steve Johnson and Jim Favaro practice architecture with the conviction that both the size of the firm and the participation of the principals in every project in the office are critical to the delivery of excellent service and outcomes

WE ARE INVOLVED PRINCIPALS Every client we have worked with personally knows Steve Johnson and Jim Favaro. The principals lead and participate in every phase of the planning, programming, design and construction of every project. We believe that our clients benefit less from the name of the firm, but rather the experience and commitment of the individuals for which the firm is named.

WE ARE EMPOWERED BY TECHNOLOGY Advances in drafting , document production and communication technologies have enabled our team to quickly and effectively develop and document complex designs for projects of any size. This has changed the game in that: the benefits of a mid-size firm (personal attention, responsiveness, quality work) now outweigh the old school advantages of the large corporate office.

WE EMPLOY EFFECTIVE TOOLS We are distinguished by how we work, the tools we employ--which is to say we rely on hand crafted models and drawings as much as computer generated ones. These are still the quickest and most expressive tools with which to communicate with our clients, especially in the early stages of the project. Without question our output of drawings and models throughout the planning, programming and design phases exceeds that of any of our peers.

WE EXCEL AT ENGAGEMENT Having lots of meetings and presentations with lots of people does not necessarily constitute progress in an authentically collaborative planning and design process. To truly draw out the needs, concerns and desires of leadership, stakeholders and the community we employ what we consider to be among our greatest strengths: our communication skills--what we call the "*art and science of effective outreach*" This requires listening skills and a feeling for nuance developed over years of experience

OUR SERVICES

KICK OFF AND PROGRESS MEETINGS Attend mandatory project kick-off meetings and subsequent progress meetings as needed. Meetings may require in-person attendance, while others may allow a virtual attendance option. Provide minutes of meetings.

PRELIMINARY PLANS AND DESIGN prepare alternative preliminary layouts, surveying, architectural services, and estimates of probable cost for alternatives, and prepare details, and calculations. Present alternatives, as needed at staff and/or city Council meetings, and provide recommendations and analyses of the advantages of each alternative

ENTITLEMENTS/PERMITS As a primary consultant, assist the City in obtaining entitlements and approvals from applicable agencies for environmental, and/or other permits as may be required

CONSTRUCTION DOCUMENTS Prepare designs plans, specifications, cost estimates, and contract bidding documents. the City shall review the construction documents at the preliminary engineering, sixty (60%) percent, ninety (90%) percent, and final documents stages.

- Prepare 24 x 36 inch construction drawings for bidding and archival purposes, providing code requirements, and all project related plan set details required for constructability.
- The City will provide a Microsoft Word version of the General Provisions and bid forms; the Consultant shall modify the documents by adding the necessary special provisions and bid items. Based on direction from the City, consultant may also be asked to take the lead on construction plan submittals, plan checks and obtaining required permits through the Community Development Department

TECHNICAL REPORTS AND ANALYSIS Prepare needs assessments, master plans and technical studies such as park development fee analysis (including public outreach, community workshops/surveys), arborist (tree assessments) geotechnical/geophysical and environmental (i.e. water, asbestos, lead, noise, impact, etc) studies

BIDDING STAGE Assist the city in answering bidders' questions, attend pre-bid conferences and job walks, prepare addenda, analyze bids, and recommend award.

CONSTRUCTION STAGE Attend pre-construction conference, monitor construction schedule, visit construction site as required for progress and quality of work. Assist the contract manager, contractor, and inspector with interpretation of the plans and specifications, analysis of changed conditions, development of corrective action, review of shop drawings and other required tasks.

ARCHITECTURAL/LANDSCAPE ARCHITECTURAL ENGINEERING SERVICES Consultant shall provide experienced personnel, equipment and facilities to perform the following tasks.

- Provide landscape, architectural, planning, and design services primarily for existing City Parks, facilities, Community Centers, Clubhouses i.e. tenant improvements, ADA modifications, etc, and park developments. The City is currently "built-out" with limited "new" facilities anticipated in the next 3 years. The city also has a need for landscaping architecture services throughout City medians and public spaces.
- Prepare in AutoCAD or Revit 24 x 36 inch construction drawings for bidding and archival purposes, providing code requirements, floor plans, ceiling plans, roof plans elevations, walls, materials schedules, door and window schedules, and details. Provide one full-size set at each design stage with electronic file in *.PDF format, and in Auto CAD (I.DWG) or Revit (I.RVT) format.
- Provide technical specification in MNS Word format, for materials and methods to be incorporated into the City's Standard Supplemental Master Specifications
- Prepare Architect's/Engineer's cost estimates
- Provide architectural support during construction of projects
- Prepare as-builts and provide electronic file in *.PDF format, and in Auto CAD (*.DWG) or Revit (*.RVT) format.

Steve Johnson and Jim Favaro have personally led the outreach effort on scores of public projects throughout southern California since 2002. These include libraries, parks, civic, community and cultural planning design and construction projects.

Our experience and our services include master plans, facilities assessments, feasibility studies, programming, facilitation of surveys, cost estimation, analyses and alternatives for public schools, libraries, community centers cultural and civic centers.

Our services include assistance with Conditional Use Permits, CEQA/EIR and Coastal Commission reviews and approvals, California DTSC and DSA as well as planning and building permits for municipal and county jurisdictions across southern California

For two decades our built public sector work has included and our services include preparation of designs, documentation, cost estimates, specifications, assistance with Division 1 specifications and bid documents for schools, libraries, parks, civic, community and cultural projects.

Our work product includes both hard copy and digital construction, bidding and permit documents as well as -as-built documents. We provide formats at the direction of the city

We as a practice and as part of our services assist the city with the drafting of Division 1 General Provisions and bid forms within the bid documents. We assist with reviews and approvals through all city departments and divisions

Either in-house or with the assistance of subconsultants (environmental, geotechnical, traffic civil, landscape, arborist, or other as needed) prepare needs assessments, master plans and technical studies. We conduct all community outreach including workshops, stakeholder meetings, surveys and other as necessary.

We assist our public agency clients with the preparation of bid documents and the bidding process including presentations and Q & A at pre-bid conferences; job walks, preparation of bid addenda and, often, in the bid award process.

We attend pre-construction conferences, advise the client on contractor's adherence to schedule, and visit the construction site at least once a week for on site observation and meetings with the general contractor and their subcontractors and trades. We respond expeditiously to RFIs, review submittals and return within 7 business days.

We provide the full array of services in-house and with the support of subconsultants to fully address the requirements of facilities and site upgrades (including ADA modifications., renovations, additions, replacements and new construction

Our public sector work includes built projects that required complete construction document sets in both hard copy and digital format (AutoCAD and Revit) for cities such as: Costa Mesa, Riverside, Rancho Palos Verdes, Glendale, Manhattan Beach, West Hollywood and Beverly Hills among others.

We are supported by our specifications subconsultant to complete coordinated specifications sets. We also deploy the expertise of specialty consultants including waterproofing, lighting, AV/IT, irrigation and others as needed.

Our consultant Rick Lloyd of MGAC has been our cost planning and estimating consultant on all of our public sector work for 25 years.

We exceed the standard of practice in supporting the owner and builder throughout the construction process

At owner's request we provide as-built and record drawings. We do so in real time as construction progresses.

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City of Costa Mesa Lions Park Redevelopment, Costa Mesa, CA

C. METHODOLOGY

SCHEDULE CONTROL

In an environment of a persistently escalating construction market, time is money. Major phases of the project entail different A & E team responsibilities vis-a-vis staying on schedule.

- **Planning and Design** (Pre-Design through Design Development) This is the most iterative, collaborative and dynamic of the major phases of the project and requires our management of the outreach process so that city decisions are made in a timely manner with deliberation and decisiveness.
- **Documentation and Permits** (Construction Documents through Approvals) In this phase the schedule is mostly in control of the A & E team. We are practiced at maintaining swift progress toward the level of completion required to assure a timely and efficient regulatory review and approvals process with minimal and minor corrections.
- **Construction Administration** Our obligation to the city and the builder is that we assist the builder to first understand the drawings and then realize them while minimizing questions and mistakes.

A & E TEAM Issues that influence schedule compliance and the principles of our practice applied to address them include:

- **Outreach** Without an effective program of outreach, surprises can erupt seemingly out of nowhere. Nothing can so delay a project schedule than a council member, administrator, building user, faculty or staff member that has been left out
- **Regulatory Reviews and Approvals** Lack of foresight or incorrect regulatory assumptions underlying a design can disrupt the project schedule. Proactive communication with regulatory agencies assures that early on we address parameters affecting a budget (e.g. utilities) and design (e.g. fire truck access).
- **Client Reviews and Approvals** Proper review of the design as it progresses through its phases is paramount. The schedule must account for milestone reviews by all

WHO'S RESPONSIBLE?

Responsibility for project schedules is shared. City leadership, its project management regime, the A & E team and the General Contractor coordinate and cooperate in maintaining adherence to timelines each in turn taking the lead depending on where across the journey of the project we are.

CITY Within the dynamic, iterative and highly interactive phases of planning, programming and early phases of design city leadership is as much if not more responsible for the maintenance of schedule in so far as their responses and decisions regarding proposals put forth by the design team are turned around in a timely manner. It is our job to instill discipline in that process.

A & E TEAM During later phases of design, documentation most of the responsibility lies entirely with the A & E team. Our team's goal always is to make sure what gets submitted for permit can be reviewed quickly and easily with minimal iteration.

CONSTRUCTION MANAGEMENT AND GC While in construction the city's construction management team and the General Contractor are primarily responsible except to the extent that the A & E team must respond quickly to RFI's, return submittals expeditiously and be always available to respond to questions as they arise.

OUR RECORD

Phases	Glendale Youth Services Library Renovation	Rancho Palos Verdes Ladera Linda Park and Community Center	Riverside Main Library	Costa Mesa Lions Park Redevelopment New Library and Community Center
Design (Months)	10	10	12	10
Permit (Months)*	6	6	8	7
Construction Start	11/2023	3/2022	3/2019	8/2017
Construction Finish	11/2024	9/2023	3/2021	4/2019

* Plan check comments to permit

WHO'S RESPONSIBLE?

Responsibility for budgets is shared. City leadership, its project management regime, the A & E team and the General Contractor coordinate and cooperate in maintaining adherence to budgets at every step across the journey of the project from beginning to end.

CITY As program architects and/or master planning architects we work with our cost planner and the city to establish reliable budgets accounting for building type, site conditions, market conditions and escalation. The reality of how much things cost must be confronted with political and administrative leadership early in the program so that expectations are realistically established.

A & E TEAM Once a budget has been established for any single project the A & E team remains vigilant from day one on monitoring and controlling costs, engaging in value engineering early and continuously, while maintaining close communication with our cost estimating consultant. Over years of experience we have developed a precise and reliable eye for wear to invest dollars and where not to.

CONSTRUCTION MANAGEMENT AND GC Best practices would have that the construction management and/or general contractor provide their own estimates which are then reconciled with the A & E teams estimates. Ideally the CM and GC would provide constructability and value engineering reviews that contribute to cost control. This process depends on the project delivery method.

OUR RECORD

	Glendale Youth Services Library Renovation	Rancho Palos Verdes Ladera Linda Park and Community Center	Riverside Main Library	Costa Mesa Lions Park Redevelopment New Library and Community Center
Original Budget (\$M)	6.5	15	36	25
Revised Budget(\$M)	7.15	18.7	37	30
Const. Contract (\$M)	7	13.7	37	28.7

relevant parties at the conclusion of the five main design phases.

- **Internal Project Management** The principals and associate principals are personally involved with each project in the office. They maintain internal project schedules, update them on a weekly basis and oversee the work of the A & E team.

CONSTRUCTION ADMINISTRATION Our approach is to proactively catch and avoid construction mistakes before they occur rather than having to correct them later. We administer change directives and change orders in real time in cooperation with all relevant parties.

We maintain consistent presence on-site in order to respond to issues as they arise, to assist the builders in reading the documents and to respond to the needs of regulatory inspectors in real time.

- **Reliable Documents** All aspects of the building design and engineering are fully documented before construction begins. Nothing gets worked out on the job site.
- **Proactive Outreach with the Builders** It is always best to prevent mistakes before they happen rather than having to correct them. Building once is always better than twice
- **Presence on Site** We maintain consistent presence on-site in order to quickly respond to issues as they arise, to assist the builders in reading the documents and to respond to the needs of regulatory inspectors in real time.
- **Direct Communication** By partnering with the builder and project manager on site, we streamline communications. We record construction questions and resolutions through documents on paper not to go through the motions but rather to expedite the progress and maintain the schedule
- **Quick Turnaround of Submittals** We encourage early delivery of submittals by the construction trades and we turn them around in no more than seven days. We assist the GC in assisting the subs in finalizing the scope of their work, confirmation of materials and finishes and coordination with other trades.

COST CONTROL

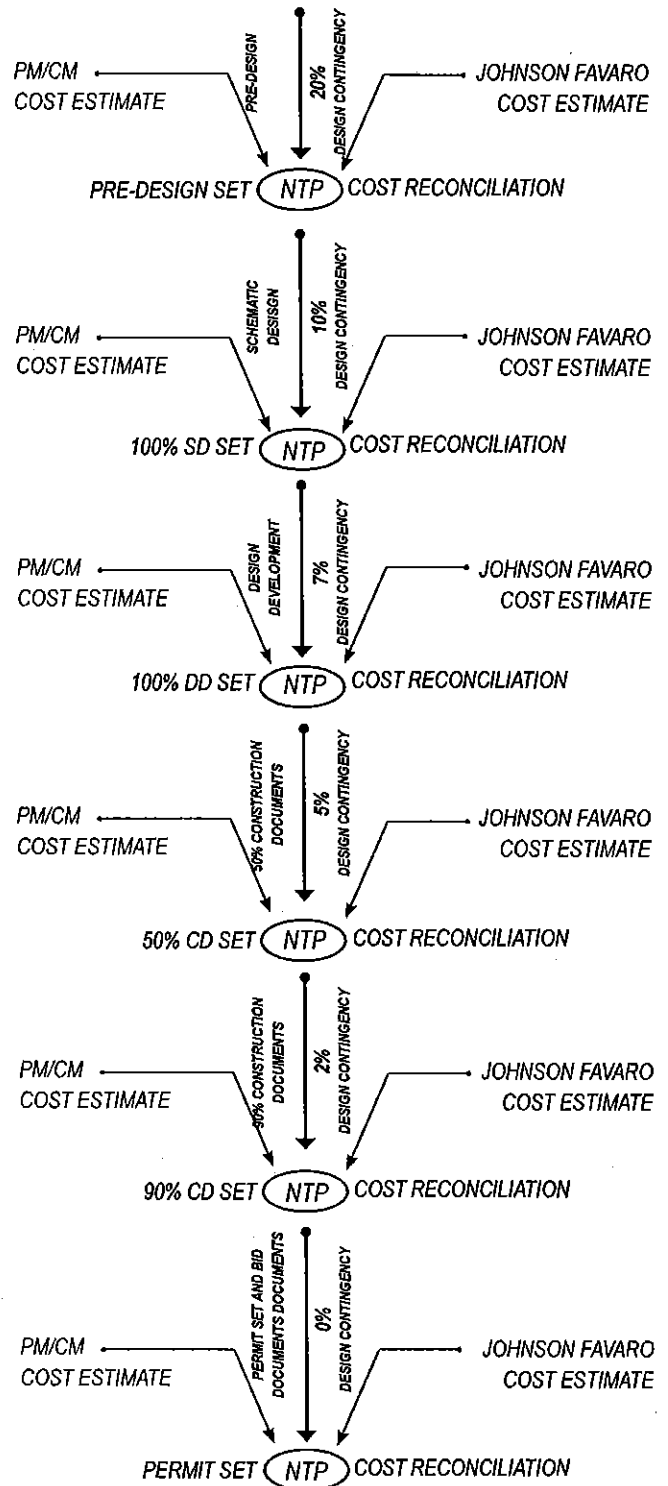
Maintaining project budgets is a core responsibility of the A & E team the primary means for which are cost control and value engineering.

ESTIMATION AND RECONCILIATION Project cost control is best achieved early, often and at critical junctures in the design process through the reconciliation of three sources of cost estimation and planning.

- **Design Team** Our internal cost control methods include three basic techniques: floor area rules-of-thumb specific to program functions, building type comparables and building systems comparables all based on our real life experience.
- **Cost Estimating Consultant** Our consultant creates conceptual cost estimates early in the process, as well as detailed cost analysis throughout the project phases. Our relationship with our cost estimator, Rick Lloyd OF MGAC extends back two decades. He is familiar with our methods and timelines, understands our expectations for deliverables and has the support of four additional full-time cost estimators at MGAC's Los Angeles office.
- **City** Best practices provide that the city's project management team provides a second cost estimate concurrent with our consultant's cost estimates throughout the design phases. At each juncture the two estimates are reconciled.
- **Milestones and Contingencies** The project cost plan carries contingencies throughout the phases of design in decreasing amounts as the design develops:
 - Pre-Design.....20%
 - 100% Schematic Design.....10%
 - 100% Design Development.....7%
 - 50% Construction Documents.....5%
 - 90% Construction Documents.....2%
 - Permit/Bid.....0%

COST ESTIMATE & RECONCILIATION MILESTONES

Cost estimates are generated by the A & E team at six milestones throughout the planning and design process. We do not advance design phases without prior city approval.



VALUE ENGINEERING

We distinguish between constructability or value engineering and after-the-fact design changes or material substitutions. Value engineering is an ethos that informs every area of planning and design in our practice and any single project from beginning to end. We identify value engineering items at each of the key project cost estimating milestones, continuously providing options for reducing project scope and cost.

While in design we continuously question whether there are simpler, more cost effective approaches to what we want to accomplish. Early in the project, we focus on controlling space utilization and building floor area, volume and size. Later we consider systems selection: braced steel seismic frames in place of moment frames, simple storefront window systems in place of curtain wall or butt glaze systems, polished concrete floors in lieu of applied floor finishes, printed porcelain tiles in place of stone or poured in place concrete and so on.

Our practice integrates constructability and value engineering into every line we draw from the inception of the project to its completion.

Toward the end of design and documentation, when design changes or material substitutions are suggested, the architect and city must make decisions together that have less to do with constructability and value engineering and more to do with the goals and values of the project.

SHOP DRAWINGS & SUBMITTALS

Submittals and shop drawings are two of the principal means with which we assist the builder in maintaining their schedule and construction quality control. It is crucial that upon initiation of construction proper policies are established to:

- 1) Ensure that builder provides a schedule stipulating when shop drawings and submittals are to be forwarded to the architect and keeps to that schedule
- 2) Stipulate the architect's obligations to review and return shop drawings and submittals within agreed upon time frames.

The process breaks down when, for example, the builder engages in submittal dumps-- traunches of submittals

forwarded to the architect all at once and/or out of order (we need not review casework shops before steel shops) or when the subcontractor responsible for the shop drawing has not taken the time to comply with the construction documents forcing a return without review or comment and re-submittal, or when the architect has not properly staffed the job in order to maintain the required review and return time frame.

We, the architect, do staff our CA projects properly--always with a senior associate principal-in-charge who leads the effort with the assistance of a design associate.

BUILDING INFORMATION MODELING

Building Information Modeling (BIM) on the REVIT platform has been standard practice in our office for over 10 years.

INFORMATION COORDINATION The BIM model allows us to track building information (floor areas, door and window dimensions, column sizes, etc.) with the drawing and modeling of the building in real time. Once established it saves time and facilitates coordination in-house and out.

A & E COORDINATION The BIM model is useful in coordinating, for example, the work of the structural engineer with that of the MEP engineer early in the design phases of the project.

VISUALIZATION AND PRESENTATION Once the Revit model is built, it facilitates quick 3D visualization (views) on the ENSCAPE platform of any space, corner, condition of the building. We incorporate BIM views--simple black line perspectives-- in the construction document set. These assist the GC and their subs in visualizing sometimes difficult to comprehend conditions described in plans, elevations, sections, details.

2-D OUTPUT The DSA, and other regulatory agencies and builders still use printed two dimensional drawing sets to review and build the project. In REVIT, the production of two dimensional output is a process that requires editing and some drafting in two dimensions subsequent to the 3D modeling effort in order to produce coherent, readable 2-D drawings (plans, sections, elevations and details).

BUILDER Standard practice has evolved to where the builder now produces their own Revit model based on the model we provide them. They lay out every duct, pipe, conduit, light

fixture in the building before excavations begin. They built the building virtually before beginning construction. As a result, a lot of coordination issues (or alternate means and methods) were brought to light and resolved without having to deal on site or the building inspector with such issues.

AS BUILTS Our process requires our team to fully document changes during construction in both our BIM digital file and 2D drawings in real-time, in order to maintain a living document that includes revisions and allows the design team to make quick evaluations and decisions as the project progresses. At the completion of the project our team will review the contractor's as-builts and incorporate those changes that may have differed from our contract documents (the routing of a conduit, the exact location of a pipe, etc.) in order to provide the city with the most complete set of project as-builts possible.

CONSTRUCTABILITY REVIEWS

We conduct constructability reviews throughout the planning and design phases on all of our municipal projects. In doing so we rely on:

- In house principals with 35 years of experience and associate principals with 20, 12 and 12 years of experience respectively on built municipal projects.
- Engineering and technical consultants with whom we have worked on nearly all of our municipal projects going back two decades.
- Long term relationships with manufacturers, equipment and materials suppliers

The results of our constructability reviews are well-documented and shared widely both with subconsultants and in-house across projects. Quality assurance and quality control are practices that continue through the completion of construction and which are dependent on an array of measures including:

- In-house quality control
- Engineering and technical consulting team quality control
- Document control
- Cost control

IN HOUSE QUALITY CONTROL

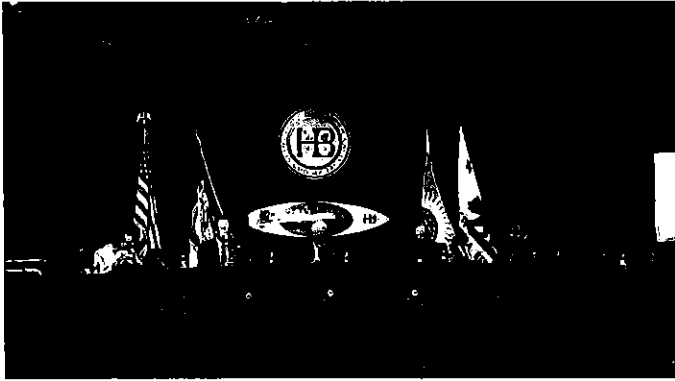
- **INTERNAL CHECKLISTS** These govern completion of each of the major phases of the drawing set (SD, DD, 50% CD,

90% CD, 100% CD and Final Documents).

- **FORENSICS ON PAST PRACTICES** We record issues that impact constructability, construction schedule, design or performance quality of our buildings while under construction. We incorporate them into our checklists.
- **COORDINATION OF DRAWINGS AND SPECIFICATIONS** We cross-check the specifications against the drawing set to confirm coordination, accuracy and completion of the drawing set and the specifications.
- **MASTERY OF TECHNICAL DISCIPLINES** We master the technical disciplines in-house. We stay ahead of the engineers' work by half a phase.
- **IN-HOUSE THIRD PARTY REVIEWS** Brian Davis, Kathy Williams and Ingrid Dennert review our sets for completion and constructability at SD and DD phases of the project. Steve Johnson and Jim Favaro review the sets at CDs and Final Documents.

CONSULTANT TEAM QUALITY CONTROL

- **HISTORY** We know our consultants through the experiences of having worked with them over many years.
- **CIVIL AND MEP** These disciplines generate the most challenges in coordinating the design and the documents. They are the primary source of changes during permitting and construction. We stay on top of them to ensure proper documentation and coordination.
- **VIGILANCE** Engineers and technical consultants are busy people with lots of projects. We command their attention and stay vigilant on their progress. We rely on web based check-ins but also require in person meetings in front of the drawings.
- **IN PERSON** We require in-person meetings throughout the pre-design and design phases of the project. We require that engineers and technical consultants bring drawings to the meetings and that we review these drawings side-by-side with the architectural drawings.
- **BIM** Building information modeling (on Revit) is a key in-house and subconsultant coordination tool. We require that our engineers and technical consultants use it.



LEADERSHIP Our goal is that the leadership (city council, commission) has participated throughout the planning process so that when final decisions are made they are confident and feel supported by their constituents with whatever they decide.



STEWARDSHIP A citizen's advisory committee of respected representatives from the branch library communities and the city as a whole who are empowered to make recommendations to the leadership is helpful to our combined success.



PARTNERSHIP We embrace the voices of all those in the community who want one. Good ideas are good ideas wherever they come from; we are always learning from the communities we serve and work hard to make sure they participate.

OUR ENGAGEMENT

Our team works with the city and its leadership in crafting a collaborative process through a program of outreach that includes the participation of all those in the community who want a voice in the process. The purpose is to both learn from the process and communicate what we learn

The key is how. A structured program of outreach identifies all parties with whom we should communicate and when. Interviews, meetings and forums occur at scheduled intervals in a variety of formats including one-on-one, small group, large group and community-at-large. Remote electronic communication techniques enhance interpersonal engagement; however, as useful as they are they should not replace in-person engagement.

Principals Steve Johnson and Jim Favaro each enjoy a quarter century of experience in the world of community driven public sector planning and design. Steve and Jim will personally manage and participate in all of this project's stewardship and community outreach. The community deserves to be in conversation directly with those who are leading the effort on their behalf. We prepare the presentations and give them. We craft the questions, put forth speculations, initiate the conversations, and stay in the room to hear out everyone in the room.

Steve and Jim will personally manage and participate in all of the project's stewardship and outreach. The community deserves to be in conversation directly with those who are leading the effort on their behalf. We prepare the presentations and give them. We craft the questions, put forth speculations, initiate the conversations, and stay in the room to hear out everyone in the room.

Effective outreach is both a science and an art and it requires the experience of principals well practiced in it. We are engaged in an effort that requires vocabulary and tools with which most people are not familiar. It requires that we listen between the lines, that we hear what's being said when people don't necessarily mean what they say or say what they mean. We meet people where they are.

GATHER Hearing from as many parties as early and often as possible is crucial in understanding the full breadth of opportunities and challenges. This includes city leadership from city council, its commissions and all of its administrative departments as well as key community leaders, community groups, key stakeholders and the community at large.

SHARE We participate in innovations in both public sector and private sector programming and design. We are abreast of new service and design models as they emerge. We are able to share with you what other cities have done or are doing. Your mission and how you choose to fulfill it are unique but it is always helpful to know your peers and in the context of this effort, specifically how they model their operations. Our experience in best practices is of value to you only to the extent that we are able to formulate and express insight borne of that experience and applied to your circumstances.

SHOW Our participation in this effort is mostly showing rather than telling except to the extent that it facilitates the conversation and propels it forward. By showing, we mean using drawings and models to uncover facts and observations about the various components of projects--the possibilities and challenges that face them and the options at your disposal. We will not only illustrate but also discover concepts and designs through the exercise of two dimensional diagrams and three dimensional models. But in doing so --in showing what we discover-- it is mostly the city and community who will identify and prioritize issues and drive the outcome.

DEMONSTRATE Evidence based design requires that we develop criteria against which we evaluate what various alternatives can and should deliver based on facts and observations. This evidence can be expressed through words and numbers but it will be the drawings and models that most effectively do so. Diagrams such as site analyses and space matrices will provide at-a-glance illustrations of the facts that will focus the conversation and affect unity in the conclusions that emerge.

We are open to all those who want a voice in the process and every voice needs to be heard. We are not after "buy-in" but rather that we, the city and its communities learn from the process and together build consensus.

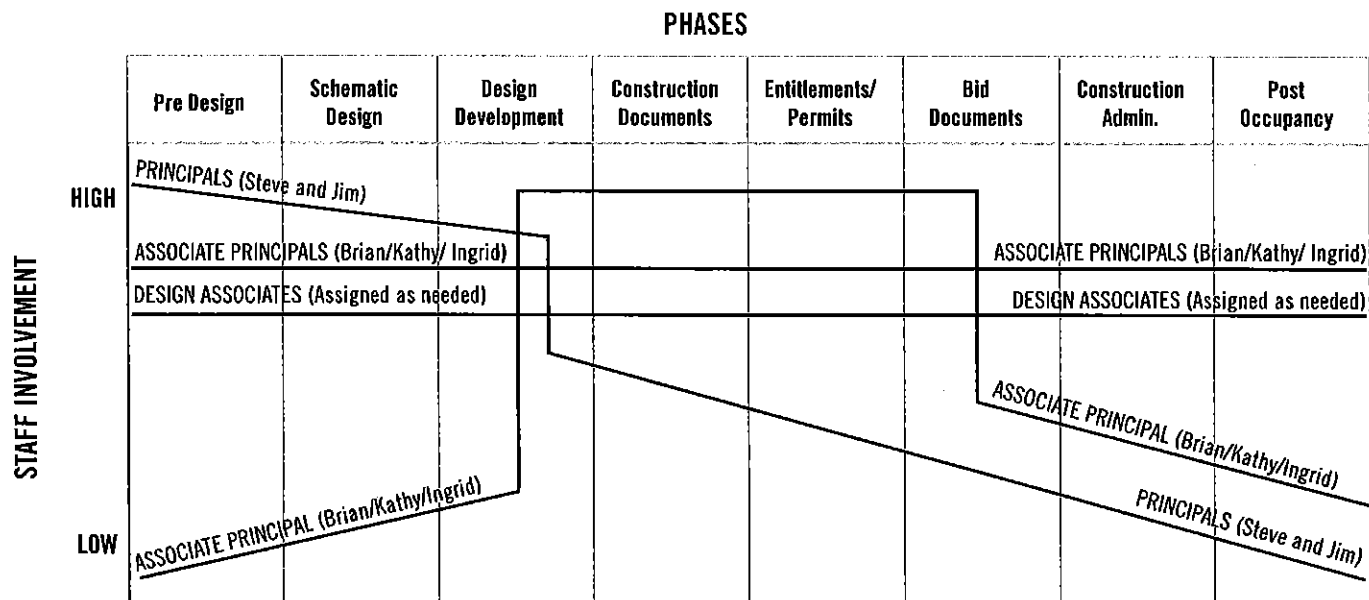
We are ourselves curious and simultaneously rigorous participants in this process. We will not allow ourselves to depart from the development and evaluation of options in the absence of a fair amount of certainty that all options have been considered; nor will we do so unless everyone else shares in this certainty. There really is no limit to what we will give consideration to and draw through.

We are open to all those who want a voice in the process and every voice needs to be heard. We are not after "buy-in" but rather that we and the city and its communities learn from the process and together build consensus.

VERIFY City and county regulatory officials are our partners in the process. It is incumbent upon us to master all of the regulatory parameters for each component of the overall site including the city's general plan, city planning requirements, zoning, transportation and infrastructure requirements. We meet with officials early and often.

DECIDE Once preferred options have been formed for each component of the project we make the rounds with the community and then make recommendations to the leadership. We facilitate reviews and approvals throughout the decision making hierarchy. Our goal is that decisions are made that are actionable and that hold.

STAFFING METHODOLOGY



INVOLVEMENT THROUGHOUT THE PHASES OF THE PROJECT Principals Steve and Jim work closely with the city in the first three design phases accompanied by associate principals Brian, Kathy and/or Ingrid. An associate principal not leading the project (Brian, Kathy and/or Ingrid) will ramp up their involvement during later phases of the project to offer 3rd party QA/QC and support.

PRE DESIGN Principals Steve and Jim work closely with the city in establishing the parameters of the forthcoming design effort. These are primarily: site conditions, the building program and the budget. An associate principal--Brian, Kathy or Ingrid-- is also involved and taking the lead on documentation of existing conditions, regulatory parameters, utility and soils conditions reconnaissance etc. The team is assisted by one or two design associates depending on the scope of the project.

SCHEMATIC DESIGN Principals Steve and Jim are personally involved in the concept of the design approach and in the engagement with the city. This phase is highly iterative and collaborative and requires the focused attention of our most experienced team members. An associate principal--Brian, Kathy or Ingrid-- maintains the Revit model, confirms regulatory compliance, especially regarding highly impactful ones such as fire access, accessibility and exiting. The team is assisted by design associates as the scope of the project requires.

DESIGN DEVELOPMENT. In this phase the associate principal is beginning to increase day-to-day involvement as systems, materials and finishes are determined. The senior design associate takes responsibility for coordination with the engi-

neering and technical consulting team, maintenance of the Revit model and regulatory compliance. Principals Steve and Jim along with the associate principal--Brian, Kathy or Ingrid--work closely with the city's applicable project management team, Public Works Department, maintenance and operations personnel as well as relevant stakeholders to finalize selection and design of building systems, materials and finishes

CONSTRUCTION DOCUMENTS In this phase the involvement of Steve and Jim has diminished to in-house oversight on the project. The senior design associate--Brian, Kathy or Ingrid--now takes the lead in completing the set of contract documents in compliance with the building department and other regulatory agency requirements. The team is assisted by design associates as the scope of the project requires.

BIDDING AND PERMITTING. The senior design associate on the project leads the effort to secure permits and assisting the city with bid documents depending on the project delivery method.

CONSTRUCTION ADMINISTRATION The associate principal and a design associate lead the effort with Steve and Jim's oversight.

SAMPLE PROJECT SCHEDULE

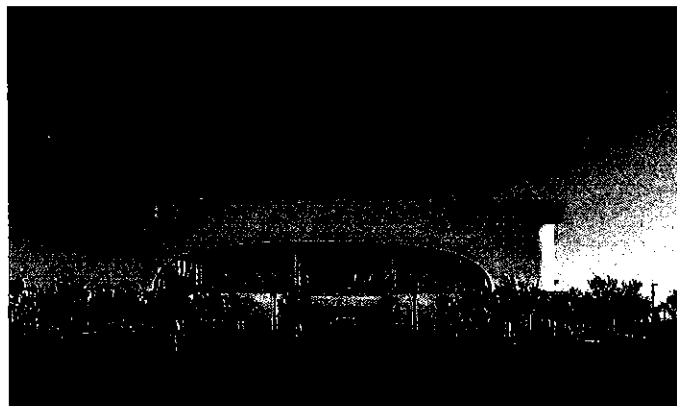
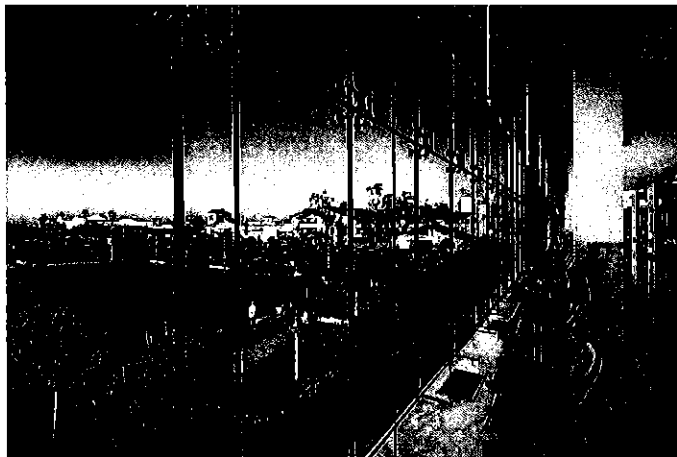
A project with a construction budget in the range of \$10M - \$20M would progress on the following timeline. Tasks and deliverables in each phase are those which are required of state of California required standard of practice. Examples are available upon request.

<u>Milestone</u>	<u>Duration (Calendar Days)</u>
Schematic Design	45
City Review, Cost Reconciliation and NTPr	15
Design Development	45
City Review, Cost Reconciliation and NTPr	15
Construction Documents	60
City Review, Cost Reconciliation and NTPr	15
Permit	90
City Review, Cost Reconciliation and NTPr	15
Bidding	60
Design, Documentation, Permit and Bid Subtotal:	360 DAYS
Construction	240
TOTAL:	600 DAYS

CITY OBLIGATIONS

Services and data typically provided by the city include (but are not limited to):

- Access to all areas of project site for surveyors
- Access to all areas of project site for geotechnical investigation
- Access to all those areas of project site identified as a boring location
- Current parcel maps and legal descriptions
- Utility bills
- Existing facilities as-builts (architectural, civil, MEP and structural)
- Existing facilities structural calculations
- Pre-existing arborist report(s)
- Pre-existing traffic and parking studies
- City leadership and stakeholder meetings scheduling assistance
- Stakeholder and community outreach scheduling assistance
- Maintenance of project website and updates
- Project management/construction management



CITY OF COSTA MESA
Lions Park Redevelopment, Orange County Public Library and Costa Mesa Community Center, Costa Mesa, CA 2021 (Built)

FOR EXAMPLE

CITY OF COSTA MESA LIONS PARK, ORANGE COUNTY PUBLIC LIBRARY AND COMMUNITY CENTER This project began with a modest hypothesis by city staff that over the course of a year long engagement with the community (small group and town hall meetings), city staff, city commissions (planning, recreation and parks) and city council (one-on-one and formal council meetings) transformed into a comprehensive plan for the redevelopment of Lions Park on the west side of town.

The final plan included redevelopment of the park that has expanded park open space by over one acre, the integration of a new library and renovation of the existing library to become a new community meeting center--all integrated with an existing aquatics and indoor recreation center in Lions Park.

CITY OF MANHATTAN BEACH LOS ANGELES COUNTY PUBLIC LIBRARY The city wide Facilities Strategic Plan (FSP) was an 18-month planning process that included multiple stakeholder one-on-one interviews, small groups, focus groups and town hall meetings, as well as a regular monthly meeting of a 20-person steering committee and presentations to planning, recreation and parks and transportation commissions, as well as city council.

The project consisted of an assessment and evaluation of all of the city's community meeting and recreation facilities city wide followed by a plan for their redevelopment, replacement and expansion. Two sites were the primary focus: Live Oak Park whose master plan includes a new multi-purpose community meeting and senior center; and Polliwog Park which will host a new aquatics and indoor recreation center, as well as multiple ball fields and park open space.

The strategic plan was followed by a feasibility study for the redevelopment of the city's civic center and existing library which concluded with the planning, design and construction of their new library within the civic center. The library was completed in 2018

CITY OF RANCHO PALOS VERDES, LADERA LINDA PARK AND COMMUNITY CENTER This project began with an inherited master plan that all parties involved--the city, community, neighbors--believed was less than satisfactory.

Over the course of a 12-month community outreach effort we assisted the city with first the reconfiguration of the master plan, then the programming, design and construction of the complete redevelopment of the 11-acre Ladera Linda Park site and the 10,000 SF community center.

We met with each of approximately six neighboring HOA organizations all of whom expressed concern about the impacts of a high quality parkland community center in the vicinity of their homes. We met with a wide range of special interest community groups, non-profits and business organizations as well as with all of the relevant city commissions.

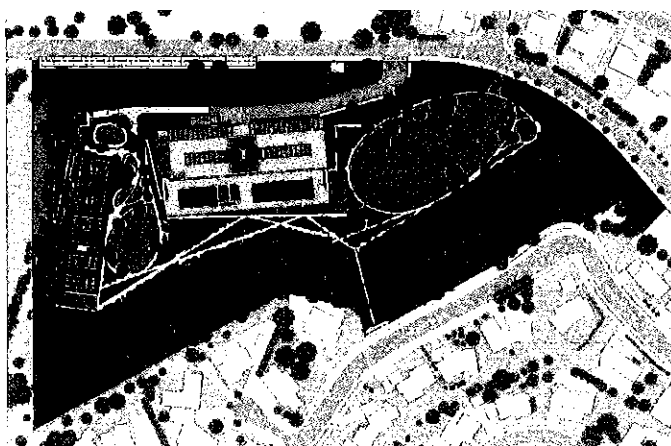
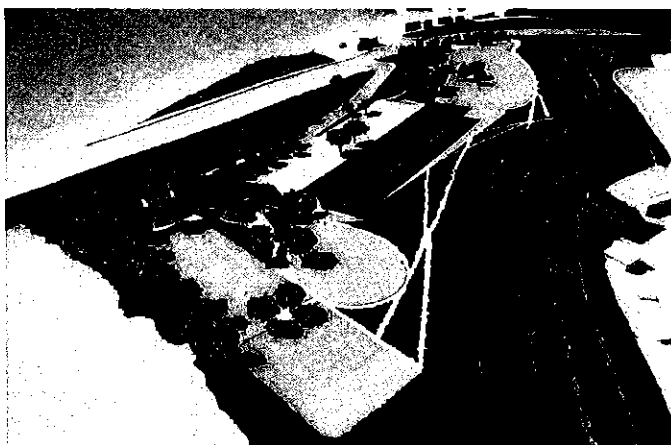
We --as we advise on all of our municipal projects -- met individually with each of the council members multiple times throughout the planning and design phases of the project. The project was completed in 2023.

We -- as we advise on all of our municipal projects -- met individually with each of the council members multiple times throughout the planning and design phases of the project.

CITY OF OCEANSIDE, PHASE II BEACHFRONT IMPROVEMENT FEASIBILITY STUDY The six-acre oceanfront site, that is the subject of the redevelopment project, includes the Oceanside Pier, the latest in a series of piers which date back to the late 1880's, the Junior Seau Amphitheater and Bandshell, a project completed in 1937 as part of the Federal Works Project Administration, and the 1953 Junior Seau Beachfront Community Center.

These historic sites and facilities are also the venues for local and regional cultural festivals and celebrations that are a source of community pride and a reflection of the diverse Oceanside community.

The goal of the project is to improve, increase, and enhance community recreation programming at the beachfront and better facilitate special events and performances at the amphitheater. The site is a significant open space and recreation resource for the community and the study considers the long range impacts of sea level rise as well as the increased demand for access and anticipated traffic impacts.



CITY OF RANCHO PALOS VERDES

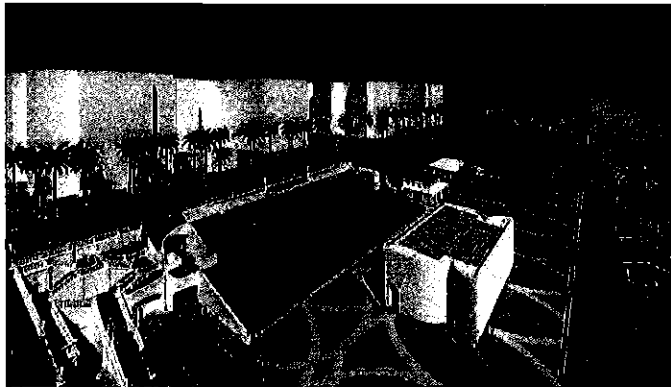
Ladera Linda Park And Community Center Rancho Palos Verdes, CA 2023

C. METHODOLOGY



The 18-month strategic planning effort of the initial feasibility study established a decision-making framework for how to repair, restore and update these aging facilities and bring the site to current code and best practice standards.

The 18-month strategic planning effort of the initial feasibility study established a decision-making framework for how to repair, restore and update these aging facilities and bring the site to current code and best practice standards of operational capacity.

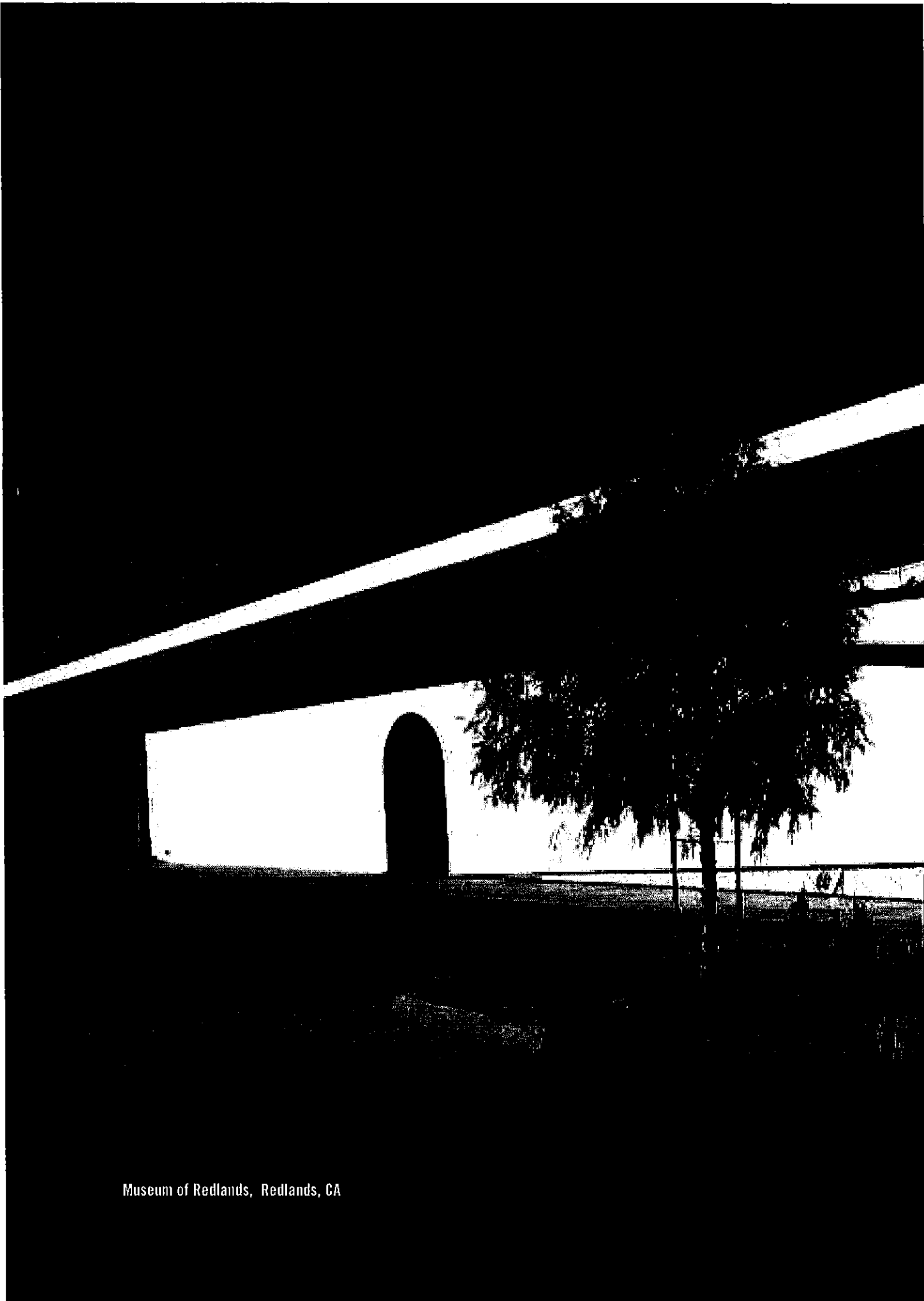


The feasibility study-- which preceded the design phase currently underway-- included an assessment of the existing condition of the facilities and site utility infrastructure and a visioning process for determining the options for improvements as well as the projected costs associated with implementation.

Extensive public outreach throughout the life of both the feasibility study, the design phases and CEQA process of the project (on-going), has and will continue to include community workshops and consultation with all city commissions having jurisdiction over the site --all facilitated by us.



CITY OF OCEANSIDE
Beachfront Redevelopment, Oceanside, CA 2020-Present-



Museum of Redlands, Redlands, CA







Museum of Redlands, Redlands, CA

D. STAFFING

JOHNSON FAVARO TEAM ROLES

Resumes can be found as an Exhibit of this statement of qualifications document.

<i>Name/Title/Role</i>	<i>Role on the Huntington Beach On-call Projects</i>
 STEVE JOHNSON Principal, Project Architect LICENSE NO. C17181	Steve with Jim will act as the principal architect on the project overseeing all aspects of planning, programming and visualization. He will work with Jim, Ingrid and assigned design associates to assure that all city programming, budgetary and regulatory requirements are met. Steve will participate in the making of diagrams, drawings and physical models throughout all phases of the project and personally manage and participate in all of the community outreach associated with the project
 JIM FAVARO Principal, Design Lead LICENSE NO. C32185	Jim with Steve will act as the nexus of communication for city leadership and its project management team and project stakeholders. Jim works directly with Steve and assigned design associates on the day-to-day progress of the project as well as management of our cost planning subconsultant. Jim will participate in the making of diagrams, drawings and physical models throughout all phases of the project and personally manage and participate in all of the community outreach associated with the project.
 BRIAN R. DAVIS Sr. Associate Principal, Assistant Project Architect LICENSE NO. C34524	Brian will manage the development of the document set. His involvement begins in Schematic Design and expands through Bid Documents. He will manage the development of the REVIT model and oversee quality assurance/quality control of the model and its 2D output throughout each phase. Brian works with Ingrid in managing all relationships with our engineering and technical consulting team and ensuring approval of permits.
 KATHY WILLIAMS Assistant Project Manager Associate Principal	Kathy works with Brian to manage the progress of work and relationships with our engineering and technical consulting team. Kathy works with Ingrid on all regulatory and code compliance issues on the project with an emphasis on accessibility and fire and life safety. Kathy will assist Brian on maintaining both the in-house work flow schedule and our consultant team progress.
 INGRID DENNERT Associate Principal, Project Architect LICENSE NO. C39358	Ingrid manages all aspects of the REVIT model, its 3D and 2D output throughout all design and documentation phases of the project. Ingrid acts as our in-house expert on all aspects of building compliance issues. Ingrid's recent experience includes the Rancho Palos Verde Ladera Linda Community Center and park.

PROPOSED SUBCONSULTANT OVERVIEW

Firm and Key Contact Information

Firm Overview & Scope of Services

VERDANTAS (Formerly Leighton)

Eric Holliday
2600 Michelson Drive, Suite 400
Irvine, California 92612
Eric.Holliday@verdantas.com
O: 949.681.4252

Eric has 19 years of extensive experience managing, planning and conducting field geotechnical, environmental and geologic investigations. His experience includes performing geotechnical analyses pertaining to foundation, slope stability, seepage, groundwater, instrumentation and construction monitoring, preparing cost estimates and technical reports and more.

KPFF CONSULTING ENGINEERS

Ishwar Dhungana, PE, LEED AP
700 S Flower St., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201 | D: 213.266.5290
Ishwar.Dhungana@kpff.com

KPFF will provide civil engineering and surveying services. Their civil services may include site planning, environmental analysis, storm drainage studies, permit coordination and design of site grading, drainage, storm detention, utilities, access roads, parking facilities and public street improvements. They will also coordinate with our landscape team as needed. Johnson Favaro has collaborated with KPFF on over 20 projects, most of which are within the public sector serving municipal clients.

WSP INC.(Formerly Englekirk)

Thomas A. Sabol, PhD, SE
888 South Figueroa St. 18th Flr.
Los Angeles, CA 90017
323.798.1528
Tom.Sabol@wsp.com

Formerly Englekirk Institutional, we have collaborated with Tom Sabol from the WSP team on nearly all of our public sector projects over 20 years. WSP's structural engineering scope includes preparation of structural plans, providing recommendations on structural concepts and collaboration with our geotechnical engineer as needed.

EPT DESIGN

Stephen Caroll
14988 Sand Canyon Ave., Studio 8
Irvine, CA 92618
949.502.4500

We began working with EPTDesign in 2002 on the Pasadena Museum of California Art and the West Hollywood Library. Stephen will coordinate landscape design, documentation and permitting with Johnson Favaro and KPFF Engineers with an emphasis on accessible design, appropriate plant materials, water conservation and design for storm water management.

POCOCK DESIGN SOLUTIONS

Andrew Gossman, PE, HFDP, LEED AP BD+C
14451 Chambers Road Suite 210
Tustin, CA 92780
O: 949.417.3903 Ext: 106 | C: 714.206.2275
andrew@pocockdesignsolutions.com

Pocock Design Solutions will provide mechanical and plumbing design and engineering. PDS will utilize energy modeling of proposed systems where necessary to obtain accurate estimates of future requirements for all buildings. They are experienced with seeking the best balance of construction budget, projected energy savings and ease of maintenance to meet the individual needs of their clients.

MA ENGINEERS

Brian Hahnlen
5160 Carroll Canyon Road Suite 200
San Diego, CA 92121
O 858.200.0030 | C 267.679.2628
bhahnlen@ma-engr.com

For over 20 years, the staff at MA Engineers has provided complete MEP engineering solutions for civic facilities of all types including city offices, civic centers, fire stations, police facilities, community centers, and office facilities. They will provide electrical engineering, audiovisual, telecommunications, fire alarm and lighting services.

MGAC INC.

Rick Lloyd
707 Wilshire Blvd. Suite 3000, Floor 30
Los Angeles, CA 90017
O: 213 417 7530 | C: 1 310 505 9747
rick.lloyd@mgac.com

Rick Lloyd, Regional Vice President has provided his expertise in cost estimating services on all of Johnson Favaro's public sector projects for over two decades. He works closely with our team throughout all planning and design phases to ensure thorough, complete and reliable cost estimates with proper contingencies and escalation factors accounted for.



Oceanside Beachfront Improvement Preliminary Design and CUP/CEQA Approval, Oceanside, CA



Glendale Central Library Teen Space Renovation, Glendale, CA

E. QUALIFICATIONS

PROJECT EXPERIENCE SUMMARY | 5 LOCAL REFERENCES

PROJECT NAME & CLIENT REFERENCE	PROJECT DETAILS	JOHNSON FAVARO STAFF
COSTA MESA LIONS PARK, COMMUNITY CENTER & LIBRARY Tamara Letourneau, Former Assistant City Manager, City of Costa Mesa; Current City Manager, City of Laguna Niguel; tletourneau@cityoflagunaniguel.org; (949) 362-4373	SIZE: 31,000 SF Total Buildings COST: \$28M DATES: 2015-2020 SERVICES: Master plan through construction administration and post occupancy	<ul style="list-style-type: none"> • Jim Favaro, Principal • Steve Johnson, Principal • Ryan Ekstrom, Design Associate
RIVERSIDE MAIN LIBRARY Erin Christmas, Library Director, City of Riverside Public Library; EChristmas@riversideca.gov; (951) 826-5385	SIZE: 40,000 SF COST: \$38M DATES: 2017-2021 SERVICES: Master plan through construction administration and post occupancy;	<ul style="list-style-type: none"> • Jim Favaro, Principal • Steve Johnson, Principal • Brian Davis, Associate Principal • Kevin Geraghty, Design Associate
IRVINE GREAT PARK LIBRARY FEASIBILITY STUDY Chris Slama, Former HB Director of Community & Library Services, Current at Irvine, cslama@cityofirvine.org; (949) 724-6600	SIZE: 40,000 SF to 60,000 SF COST: TBD DATES: Aug. 2023 - Jan 2024 SERVICES: Concept-level library program, preliminary site and floor plans, 3D views, precedent imagery, best practices for contemporary library programming and a cost plan.	<ul style="list-style-type: none"> • Jim Favaro, Principal • Steve Johnson, Principal • Ingrid Dennert, Assoc. Principal • Pengju Hou, Design Associate
THOUSAND OAKS LIBRARY MASTER PLAN Darren Jeffery, City Librarian, City of Thousand Oaks, djeffery@tolibrary.org (805) 449-2660 x7225	SIZE: Brimhall Library: 60,000 SF; Newbury Park: 35,000 SF Proposed COST: TBD DATES: March 2023 - Nov 2023 SERVICES: Master plan and space programming for the central and branch libraries	<ul style="list-style-type: none"> • Jim Favaro, Principal • Steve Johnson, Principal • Kevin Geraghty, Sr. Design Associate • Pengju Hou, Design Associate • Teo Biocina, Design Associate
GLENDALE CENTRAL LIBRARY YOUTH SERVICES RENOVATION Lessa Pelayo-Lozada Director, City of Glendale Library, Arts & Culture, lpelayolozadai@glendaleca.gov; (818) 937-7806	SIZE: 10,000 SF COST: \$8 M DATES: Apr 2021 - Aug 2024 SERVICES: Pre-design through construction administration and post occupancy.	<ul style="list-style-type: none"> • Jim Favaro, Principal • Steve Johnson, Principal • Kevin Geraghty, Sr. Design Associate • Mariana Diaz, Design Associate

PROJECT EXPERIENCE SUMMARY | ADDITIONAL REFERENCES

PROJECT NAME & CLIENT REFERENCE	PROJECT DETAILS	JOHNSON FAVARO STAFF
CITY OF OCEANSIDE BEACHFRONT MASTERPLAN AND PRE-DESIGN Jonathan Borrego, City Manager City of Oceanside jborrego@oceansideca.org (760) 435-3065	SIZE: 4.8 Acres COST: TBD DATES: Prelim.Design & CEQA: Current; Master Plan: Jan 2021 - Aug 2022 SERVICES: Programming, master plan, feasibility study, cost estimating. Current preliminary design and CEQA support services.	<ul style="list-style-type: none"> • Jim Favaro, Principal • Steve Johnson, Principal • Brian Davis, Assoc. Principal • Pengju Hou, Design Associate
CITY OF CULVER CITY VETERANS MEMORIAL PARK AND CULVER CITY PARK MASTER PLAN John Nachbar, City Manager, City of Culver City john.nachbar@culvercity.org (310) 253-6000	SIZE: Veterans Park: 12.4 acres; Culver City Park: 40 acres COST: TBD DATES: Nov 2023 - Mar 2024 SERVICES: Programming, master plan, feasibility study, cost estimating.	<ul style="list-style-type: none"> • Jim Favaro, Principal • Steve Johnson, Principal • Kathy Williams, Assoc. Principal • Dila Erten, Design Associate • Pengju Hou, Design Associate
CITY OF RANCHO PALOS VERDES LADERA LINDA COMMUNITY CENTER AND PARK Ara Michael Mhuranian, City Manager City of Rancho Palos Verdes aram@rpvca.gov (310) 544-5202	SIZE: 7 acre park, 6,790 SF community center COST: \$14M DATES: Mar 2019 - May 2023 SERVICES: Initial programming and master plan to construction administration and post occupancy.	<ul style="list-style-type: none"> • Jim Favaro, Principal • Steve Johnson, Principal • Ingrid Dennert, Assoc. Principal
CITY OF BEVERLY HILLS LA CIENEGA PARK AND RECREATION COMPLEX MASTER PLAN Nancy Hunt-Coffey, City Manager, City of Beverly Hills, (310) 288-2200, nhuntcoffey@beverlyhills.org	SIZE: 17-acre park with 60,000 SF in building floor area. COST: TBD DATES: Aug 2018 - Oct 2019 SERVICES: Master plan, programming	<ul style="list-style-type: none"> • Jim Favaro, Principal • Steve Johnson, Principal
CITY OF WEST HOLLYWOOD PARK MASTER PLAN, LIBRARY AND MUNICIPAL GARAGE Skye Patrick, LA County Library Director (562) 940-8400; LibraryDirector@library.lacounty.gov.	SIZE: 8 acre park; 48,000 SF facility COST: \$38M DATES: Master Plan Completed 2004; Library Completed 2011 SERVICES: Every phase from initial master plan through construction administration and post occupancy	<ul style="list-style-type: none"> • Jim Favaro, Principal • Steve Johnson, Principal • Brian Davis, Assoc. Principal

F. FEES

PROPOSED HOURLY RATES

JOHNSON FAVARO - ARCHITECT

Principal Architect	\$280
Associate Principal	\$230
Senior Design Associate	\$215
Design Associate	\$180
Designer	\$160
Junior Designer	\$150
Administration	\$150

VERDANTAS INC. - GEOTECHNICAL ENGINEERS

Senior Principal	\$350
Principal	\$295
Associate	\$265
Senior Project Engineer/Geologist/Scientist/SMR	\$240
Project Engineer / Geologist / Scientist	\$215
Operations / Laboratory Manager	\$205
Senior Staff Engineer / Geologist / Scientist /SMR	\$185
Staff Engineer / Geologist / Scientist	\$170
GIS Analyst	\$180
GIS Specialist	\$155
CAD Operator	\$155
Information Specialist	\$130
Project Administrator/Word Processor/Dispatcher	\$90
Technician I	\$100
Technician II / Special Inspector	\$110
Senior Technician / Senior Special Inspector	\$130
Field Soils / Materials Tester*	\$170
Special Instructor*	\$175
On site Source Inspector, NDT & Soil Remediation O&M*	\$180
System Operation & Maintenance (O&M) Specialist	\$165
Non Destructive Testing (NDT)	\$175
Deputy Inspector	\$130
Field / Laboratory Supervisor	\$165
Source Inspector	\$155
City of L.A. Deputy Building (& Grading) Inspector	\$175
*Prevailing wage	

KPFF CONSULTING ENGINEERS – CIVIL ENGINEERS

Principal-in-Charge	\$290
Senior Civil Engineer	\$235
Project Manager	\$215
Project Engineer/Project Surveyor	\$180
Design Engineer/Survey Analyst	\$165
Chief CAD Operator	\$190
Drafter/CAD Operator	\$165
Administrative Support	\$110

EPTDESIGN - LANDSCAPE ARCHITECT

Principal	\$230
Senior Associate	\$180
Associate	\$160
Project Manager	\$130
Project Captain	\$115
Designer	\$105
Administrative	\$ 85

WSP – STRUCTURAL ENGINEERS

Senior Vice President (P-08)	\$375
Vice President (P-07)	\$300
Assistant Vice President (P-06)	\$255
Lead Consultant (P-05)	\$230
Senior Consultant (P-04)	\$220
Consultant (P-03)	\$215
Associate Consultant (P-02)	\$185
Assistant Consultant (P-01)	\$125
Lead Specialist (T-05)	\$230
Senior Specialist (T-04)	\$220
Specialist (T-03)	\$170
Senior Coordinator (T-02)	\$140
Coordinator (T-01)	\$125
Assistant (T-00)	\$120
Project Coordinator (S-02)	\$120

POCOCK DESIGN SOLUTIONS – MECHANICAL & PLUMBING ENGINEERS

Principal	\$225
Engineer	\$195
Associate	\$195
Project Manager	\$185
Senior Designer	\$160
Designer	\$140
CAD Drafting	\$100
Clerical	\$ 80

MA ENGINEERS – ELECTRICAL ENGINEERS

Principal	\$250
Associate	\$220
Project Manager	\$200
Project Engineer	\$160
Senior Designer	\$135
Designer	\$110
CAD Operator	\$85
Administration	\$75

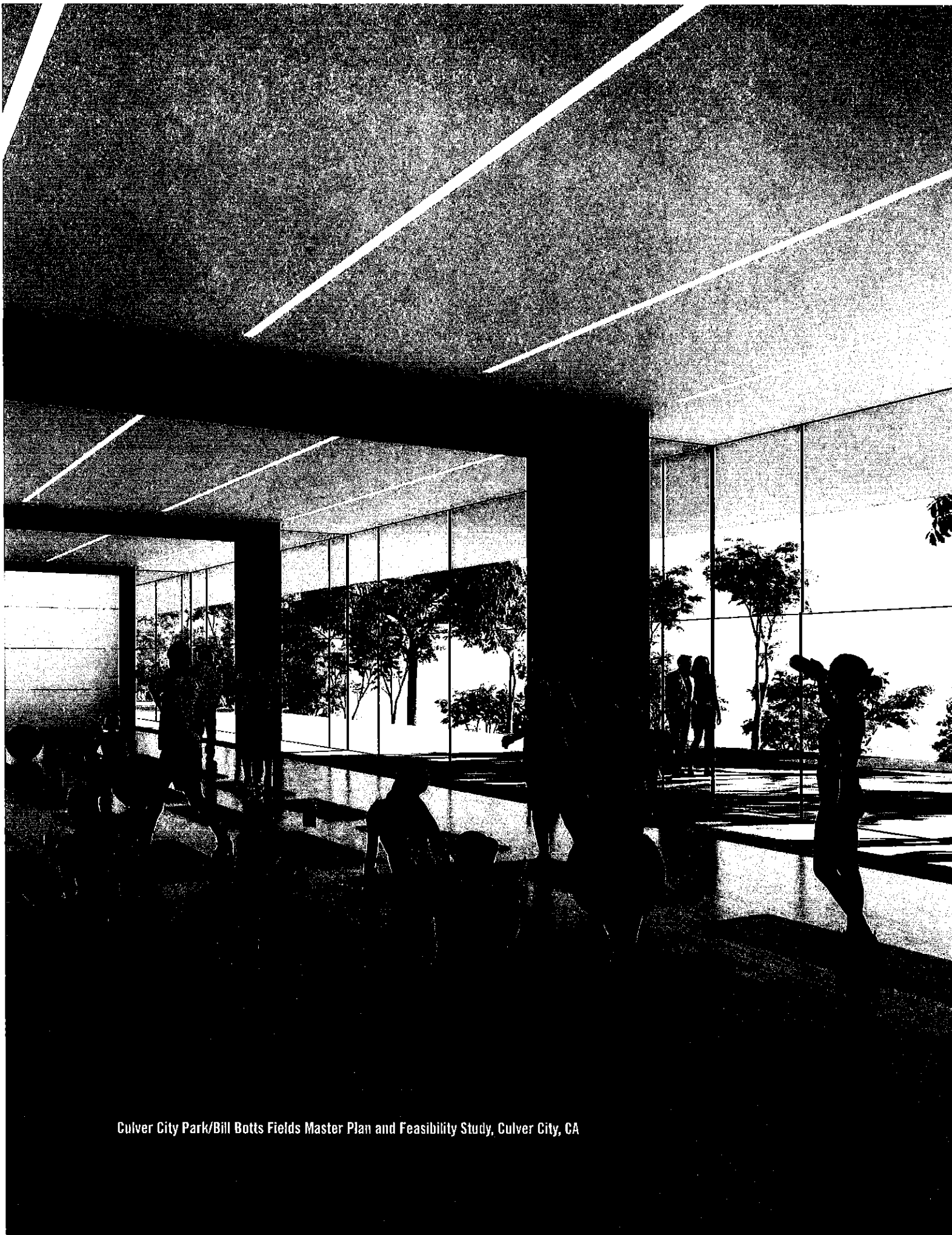
MGAC - COST ESTIMATING

Senior Directors	\$350
Directors	\$300
Senior Cost Managers	\$200 - \$250
Cost Managers	\$130 - \$150
Expert Witness	Add 50% to above rates

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Culver City Park/Bill Botts Fields Master Plan and Feasibility Study, Culver City, CA



Culver City Park/Bill Botts Fields Master Plan and Feasibility Study, Culver City, CA

EXHIBIT 1 - RESUMES



JIM FAVARO, AIA

JOHNSON FAVARO

PRINCIPAL | PRINCIPAL-IN-CHARGE

Jim Favaro acts as the project manager and principal nexus of communication, coordinating all aspects of the city and community working relationships as well as stewardship of the project. Jim has partnered with Steve in leading the planning, design and construction efforts on all of our community driven planning and design projects. He works closely with Steve on every project in the office.

REGISTRATION

Licensed Architect, CA #C32185

EDUCATION

Master of Architecture 1978 - 1982

Graduate School of Design, Harvard
University

Bachelor of Science 1974 - 1978

Stanford University Engineering School

Phi Beta Kappa 1978

RELEVANT EXPERIENCE*

- **City of Irvine**
Great Park Central Library Feasibility Study 109,000 GSF
- **County of Los Angeles / City of West Hollywood**
West Hollywood Branch Library and Council Chambers LEED GOLD 48,000 SF
- **City of Thousand Oaks**
Brimhall Library and Newbury Park Master Plan 95,000 SF
- **City of Costa Mesa/County of Orange**
Lions Park Redevelopment Master Plan 2.5 acres
Donald Dungan Branch Library LEED GOLD 22,500 SF
Norma Hertzog Community Center 9,200 GSF
- **City of Rancho Palos Verde**
Ladera Linda Community Center and Park 6,790 SF
- **City of Riverside**
Downtown Mixed Use Master Plan 3-acre site
Riverside Main Library 40,000 SF
Nichols Park & Joyce Jackson Community Center 18,000 SF
- **City of Beverly Hills**
La Cienega Park Library, and Recreation Complex Master Plan 17-acre site
- **City of Redlands/Museum of Redlands Historical Association**
Museum of Redlands 20,000 SF
- **City of Chino / Chaffey Community College District**
City of Chino/Chaffey College Community Center 20,000 SF
- **County of Santa Barbara**
Estero Park and Isla Vista Community Center Master Plan 8-acre site

ARCHITECTURE + URBAN DESIGN

**JOHNSON
FAVARO**



STEVE JOHNSON, AIA

JOHNSON FAVARO

PRINCIPAL | PROJECT ARCHITECT

Steve Johnson serves as the principal project architect in charge of planning and design, ensuring that the team integrates all information and ideas gathered from the city, as well as the planning, program and technical research for the project design. Steve has been the lead architect on all of our community driven master plans and built projects. He works closely with Jim on every project in the office.

REGISTRATION

Licensed Architect, CA #C17181

EDUCATION

Master of Architecture 1983

Graduate School of Design, Harvard
University

Bachelor of Design, Architecture 1975
University of Florida

RELEVANT EXPERIENCE*

- **County of Los Angeles / City of Manhattan Beach**
Manhattan Beach Library LEED GOLD 22,500 SF
- **City of Thousand Oaks**
Brimhall Library and Newbury Park Master Plan 95,000 SF
- **City of Riverside**
Downtown Mixed Use Master Plan 3-acre site
Riverside Main Library 40,000 SF
- **City of Culver City**
Bill Botts Fields and Veterans Memorial Park Feasibility Study 52 acres
- **City of Oceanside**
Beachfront Improvement Master Plan and Feasibility Study 8 acres
Beachfront Improvement Pre-Design & CUP/CEQA Approval 33,000 SF Bldgs.
- **City of Costa Mesa/County of Orange**
Lions Park Redevelopment Master Plan 2.5 acres
Donald Dungan Branch Library LEED GOLD 22,500 SF
Norma Hertzog Community Center 9,281 GSF
- **City of Huntington Beach**
Oakview Community Center & Library Master Plan 14,395 SF
Oakview Community Center, Library & Gymnasium 13,500 SF
Central Library Renovation Conceptual Design
- **University of California Los Angeles**
UNEX Academic Program Departments & Admin. Offices 41,800 SF
UNEX Gayley Center Student Service 39,200 SF
Hedrick Hall Study Renovation 20,000 SF
- **City of Glendale**
Central Library Youth Services Renovation 10,000 SF

ARCHITECTURE + URBAN DESIGN

**JOHNSON
FAVARO**

*PRINCIPALS JIM FAVARO AND STEVE JOHNSON COLLABORATE ON ALL PROJECTS
JOHNSONFAVARO | PAGE 2



BRIAN DAVIS, LEED AP

JOHNSON FAVARO

SR. ASSOCIATE PRINCIPAL | ASSISTANT PROJECT ARCHITECT

Brian has over 22 years of experience and has been with Johnson Favaro since 2004. Brian oversees coordination of the consultant team and assists the principals in the orderly development of the project. Brian provides in-house quality control in all phases of the project.

REGISTRATION

Licensed Architect, CA #C34524

EDUCATION

Master of Architecture 2001-2004

University of California, Los Angeles

Bachelor of Architecture 1996-2000

University of Nebraska

RELEVANT EXPERIENCE

- **City of Riverside**
Downtown Mixed Use Master Plan 3-acre site
Riverside Main Library 40,000 SF
- **City of Oceanside**
Beachfront Improvement Master Plan and Feasibility Study 8 acres
Beachfront Improvement Pre-Design & CUP/CEQA Approval 33,000 SF Bldgs.
- **City of Redlands / Museum of Redlands Historical Association**
Museum of Redlands 23,000 SF
- **City of Costa Mesa/County of Orange**
Lions Park Redevelopment Master Plan 2.5 acres
Donald Dungan Branch Library LEED GOLD 22,500 SF
Norma Hertzog Community Center 9,281 GSF
- **City of Manhattan Beach**
Community and Recreation Facilities Strategic Plan 29 acres
Manhattan Beach Library (LA County Branch) LEED GOLD 22,500 SF
- **City of West Hollywood**
WeHo Library & Council Chambers 48,000 SF
- **Los Angeles Unified School District**
Canyon Charter Elementary School Classroom Bldg. DSA 03-120950 17,800 SF
- **Los Angeles Community College District**
LA Trade Tech College Student Service Bldg. DSA 03-108497 60,000 SF
LA Trade Tech College Technology Instruction Bldg. DSA 03-108497 65,000 SF
- **University of California Los Angeles**
Library Master Plan (7 Libraries) 530,000 SF
UNEX Academic Program Departments & Admin. Offices 41,800 SF
UNEX Gayley Center Student Service 39,200 SF

ARCHITECTURE + URBAN DESIGN

**JOHNSON
FAVARO**



KATHY WILLIAMS

JOHNSON FAVARO

ASSOCIATE PRINCIPAL | ASSISTANT PROJECT MANAGER

Kathy will work with Brian in developing the in-house electronic and paper documents, as well as coordination of engineering and technical consulting team and regulatory requirements of the project and assist in the daily in-house management of the project. Kathy also contributes to the creation of presentation materials and physical models for the project. Kathy has been a member of the Johnson Favaro team since 2010.

EDUCATION

Master of Architecture 2001-2004,
Rice University

Bachelor of Science in Architecture
1994-1998, University of Michigan

RELEVANT EXPERIENCE

- **Anaheim Union High School District**
Magnolia H.S. Administration Building DSA 04-120391 30,200 SF
- **University of California Los Angeles**
UNEX Academic Program Departments & Admin. Offices 41,800 SF
UNEX Gayley Center Student Service 39,200 SF
Hedrick Hall Study Renovation 20,000 SF
- **City of Riverside**
Nichols Park Joyce Jackson Community Center Master Plan 18,000 SF
- **Santa Monica Malibu Unified School District**
Grant Elementary School Library Renovation & Expansion 6,500 SF
Will Rogers E.S. Classroom & Outdoor Learning Environments 11,250 GSF
Will Rogers E.S. Campus Master Plan 6 acres
- **Center for Early Education, West Hollywood, CA**
La Cienega Wing Redevelopment 28,000 SF
Clinton Wing Redevelopment 37,000 SF
- **Los Angeles Unified School District**
Middle School Campus Master Plans 7 Campuses

ARCHITECTURE + URBAN DESIGN

**JOHNSON
FAVARO**



INGRID DENNERT

JOHNSON FAVARO

ASSOCIATE PRINCIPAL | ASSISTANT PROJECT ARCHITECT

Ingrid manages all aspects of the development of all visual materials (diagrams, drawings, models, renderings). She knows State of California Building Code regulations inside-out and has been instrumental in securing approvals for most of our recent building projects. Ingrid has been a member of the Johnson Favaro team since 2011.

REGISTRATION

Licensed Architect, CA #C39358

EDUCATION

Master of Architecture, 2005-2009

Harvard Graduate School of Design

Bachelor of Fine Art 1995-1999

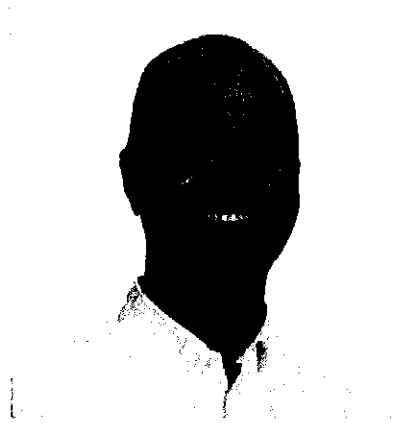
Mount Holyoke College

RELEVANT EXPERIENCE

- **City of Rancho Palos Verde**
Ladera Linda Community Center 6,790 SF
Ladera Linda Park Master Plan 7 acres
- **City of Manhattan Beach**
Community and Recreation Facilities Strategic Plan 29 acres
Manhattan Beach Library (LA County Branch) LEED GOLD 22,500 SF
- **City of Chino/Chaffey Community College**
Community Center/Culinary Arts Building 20,000 SF
Michael Alexander Campus Center (Rancho Cucamonga, CA) 16,000 SF
- **Santa Monica Malibu Unified School District**
McKinley Classroom Building DSA 03-122774 28,400 SF
Grant Elementary School Library Expansion DSA 03-122852 6,500 SF
Grant Elementary School TK Classroom Ren. DSA 03-124311 5,000 SF
Grant Elementary School Classroom Building DSA #03-124476 16,500 SF
- **Center for Early Education, West Hollywood, CA**
La Cienega Wing Redevelopment 28,000 SF
Clinton Wing Redevelopment 37,000 SF
- **Mirman School for Gifted Children** Los Angeles, CA
Learning Center Building 10,481 SF
- **University of California Los Angeles**
Hedrick Hall Study Renovation 20,000 SF
- **Los Angeles Community College District**
LA Trade Tech College Student Service Bldg. DSA 03-108497 60,000 SF
LA Trade Tech College Technology Instruction Bldg. DSA 03-108497 65,000 SF

ARCHITECTURE + URBAN DESIGN

**JOHNSON
FAVARO**



ERIC HOLLIDAY, PG, CEG

VERDANTAS INC. - GEOTECHNICAL ENGINEERS

PROJECT MANAGER, ASSOCIATE GEOLOGIST

Eric has nearly 20 years of experience managing, planning and conducting field geotechnical, environmental and geologic investigations for various projects. Experience includes planning and directing subsurface investigations, earth and rock material characterization, sampling and laboratory soil testing; interpreting and analyzing data and test results, performing geotechnical analyses pertaining to foundation, slope stability, seepage, groundwater, instrumentation and construction monitoring, preparing cost estimates and technical reports.

REGISTRATION

CA Certified Engineering Geologist, #2774

CA Professional Geologist, #9219

CFR 1910.120 OSHA 40-Hour

Training

CFR 1910.120 OSHA 8-Hour

Refresher Training

CPR AED First Aid Training

EDUCATION

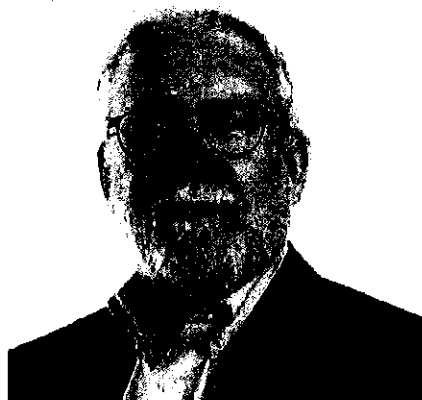
Bachelor of Science in Geology, California

State University, Long Beach

RELEVANT EXPERIENCE

- **County of Orange**
Orange County Civic Center - Administration South Building 16
Project Geologist evaluated subsurface conditions, percolation test analysis and provided geologic recommendations for site grading and foundation design. The 3.4-acre development consists of the construction of a new 6-story County of Orange office building underlain by two levels of subterranean parking with an adjacent Conference Event Center located south of the main office building. This is the first phase of the Civic Center Facilities Master Plan to house 13 County agencies in one area of the city.
- **Central Park West Lots 1, 2, and 3** Irvine, CA
Project Geologist for design level investigation in support of residential development consisting of a 11-story, 9-story, and 6-story condominium towers constructed atop pedestal parking structures and partial subterranean parking garages.
- **Proposed Broadstone Promenade** Long Beach, CA
Geotechnical Project Manager for the proposed development consists of an 8-story multi-family residential building sitting atop a three-story parking structure with two subterranean levels. Geotechnical design considerations
- **City of Fullerton**
Hillcrest Park Duck Pond Renovation
- **County of Los Angeles**
John Anson Ford Amphitheater Rockfall Mitigation
- **Los Angeles Premium Outlets Development** Carson, CA
Field exploration, inspection and analysis on landfill site
- **Los Angeles Country Club** Los Angeles, CA
Building Improvements and New Retaining Wall
- **City of Norwalk**
Norwalk Transit Oriented Development (includes community park) 32-acres

verdantas



THOMAS A. SABOL, PhD, PE, SE

ENGLEKIRK INSTITUTIONAL (STRUCTURAL ENGINEERS)

SENIOR VICE PRESIDENT I, STRUCTURAL ENGINEER

Dr. Sabol has over 41 years of experience with structural design and project administration for large-scale building structures. He has extensive experience in the evaluation of earthquake safety of structures with projects that involved developing seismic loading criteria, performing earthquake analysis and, preparing construction documents for the seismic mitigation work.

REGISTRATION

Licensed Structural Engineer CA, #S3175

Licensed Civil Engineer CA, #C38713

EDUCATION

B.S. Architectural Engineering, California Poly San Luis Obispo, 1979

UCLA, MS Civil: Structural & Earthquake Engineering, 1982

UCLA, Eng, Civil: Structural & Earthquake Engineering, 1984

UCLA, Ph.D., Civil: Structural & Earthquake Engineering, 1985

Loyola Marymount University, MBA, Management, 1997

AFFILIATIONS

Earthquake Engineering Research Institute

American Institute of Architects

Los Angeles Tall Buildings Structural Design Council

Structural Engineers Association of Southern California

RELEVANT EXPERIENCE

- **City of Manhattan Beach**
Manhattan Beach Library (LA County Branch) LEED GOLD ^{1F} 22,500 SF
- **City of Oceanside**
Community Center, Recreation Center & Amphitheater ^{1F} 33,000 SF
- **City of Riverside**
Riverside Main Library ^{1F} 40,000 SF
- **City of West Hollywood**
West Hollywood Library and Council Chambers LEED GOLD ^{1F} 48,000 SF
- **Chaffey Community College District (Chino Campus)**
City of Chino/Chaffey College Community Center ^{1F} 20,000 SF
- **Getty Center**
Los Angeles, CA
Getty Center Museum 1,500,000 SF
- **County of Los Angeles**
Los Angeles County Courthouse Seismic Study 683,300 SF
Criminal Courts Building Seismic Study 1,17,000 SF
Pasadena Courthouse Post-Earthquake Repairs 175,000 SF
- **University of California Los Angeles**
UNEX Academic Program Departments & Admin. Offices ^{1F} 41,800 SF
UNEX Gayley Center Student Service ^{1F} 39,200 SF
- **City of Los Angeles**
Van Nuys Municipal Courthouse Phase 1 & 2 Seismic Program
- **County of Sonoma**
New Santa Rosa Criminal Courthouse 173,500 SF
- **County of San Luis Obispo**
Courthouse Seismic Rehabilitation
- **City of San Jose**
San Jose Civic Center 670,000 SF
- **Administrative Office of the Courts**
Seismic Assessment Program 24 Buildings

^{1F} Experience with Johnson Favaro





ISHWAR DHUNGANA, PE, LEED AP, QSD/QSP

KPFF CONSULTING ENGINEERS (CIVIL ENGINEERS)

PRINCIPAL-IN-CHARGE

With over 23 years of expertise in civil engineering and project management, Ishwar stands at the forefront of crafting sustainable and transformative spaces, ensuring communities don't just grow but thrive. His technical acumen shines through his expertise in grading, utility design, hydrology studies, and stormwater management, complemented by an in-depth grasp of the NPDES Construction General Permit. As the pivotal civil lead, Ishwar seamlessly marries leadership with collaboration, working closely with stakeholders to forge innovative yet cost-efficient site designs. Beyond technicalities, Ishwar is deeply involved in every phase of a project – from initial fee structuring and timeline estimates to supervising engineering and drafting teams. His commitment to continuous learning and innovation is evident in every project. Ishwar ensures that every venture under his leadership not only meets but surpasses client expectations.

REGISTRATION

Professional Engineer, CA #C77744

Qualified SWPPP Practitioner (QSP) 20300

Qualified SWPPP Developer (QSD): 20300

LEED AP

EDUCATION

Master of Science, Civil Engineering,
California State University Fullerton

AFFILIATIONS

American Society of Civil Engineers

United States Green Building Council

California Stormwater Quality Association
(CASQA)

RELEVANT EXPERIENCE

- **Los Robles Medical Center Site Drainage**, Thousand Oaks, CA
- **City of Ontario Corporation Yards**
- **City of Costa Mesa/County of Orange**
Donald Dungan Branch Library LEED GOLD ^{IF} 22,500 SF
Norma Hertzog Community Center^{IF} 9,281 GSF
- **City of Santa Monica**
City Yards (Design-Build)
Auditorium Renovation Feasibility
Big Blue Bus Expansion Project
Municipal Airport Improvements
Pico Library
- **City of Huntington Park Library**
- **City of Anaheim - Miraloma Park and Community Center**
- **Golden Empire Transit Authority Campus Modernization**, Bakersfield, CA
- **CSU Fullerton Master Plan**
- **California Polytechnic University, Pomona**
Lantemran Development Center
- **Apollo at Rosecrans Creative Office Campus** El Segundo, CA
- **1301 Colorado Adaptive Reuse Project** Santa Monica, CA

^{IF} Experience with Johnson Favaro





STEPHEN CARROLL, ASLA, LEED AP

EPT DESIGN (LANDSCAPE ARCHITECTS)

PRINCIPAL

Stephen's talent for weaving compelling narratives into his designs is unmistakable in his portfolio of award-winning projects. With a broad spectrum of project types under his belt, including university and healthcare campuses, parks, open spaces, and mixed-use urban developments, his diverse professional background profoundly influences his design philosophy. He firmly grounds his work in local culture, context, and ecology, reflecting a deep commitment to creating sustainable landscapes. As a LEED accredited professional, his designs embrace the challenges of sustainability and incorporate thoughtful solutions. Furthermore, Stephen generously shares his insights and expertise in landscape architecture as an invited design critic at prestigious institutions like USC, UCLA, and Cal Poly.

REGISTRATION

Licensed Landscape Architect, State of California #3977

EDUCATION

Bachelor of Science Landscape Architecture, California Polytechnic State University, Pomona, CA

AFFILIATIONS

American Society of Landscape Architects
USGBC Los Angeles

PRESENTATIONS

"Inclusive Design" - ASLA National Conference, Education Session

"Resilient Landscapes" Los Angeles Unified School District

"Benefits of Landscape in the Urban Environment" Kaiser Permanente

PUBLICATIONS

"Designing Outdoor Learning Environments" - College Planning & Management Magazine

"Nature's Own" - Health Care Design Magazine

"Achieving Sustainable Design in Harsh Environments" - Medical Construction and Design Magazine

"State of the Arts" - Architectural Record

RELEVANT EXPERIENCE

- Riverside Main Library ^{JF}
- Sierra Madre Public Library
- Montclair Civic Center Master Plan, Montclair, CA
- LA Arboretum Visitor Plaza, Arcadia, CA
- Menifee Community Center, Menifee, CA
- Whittier Recreation Center, Whittier, CA
- Ontario Convention Center Expansion, Ontario, CA
- San Gabriel Valley Aquatics Center, West Puente Valley, CA
- Reeder Ranch Park & Community Building, Montclair, CA
- El Sereno Arroyo Nature Playground, El Sereno, CA
- Clara Park, Cudahy, CA
- Walnut Park Pocket Park, Walnut Park, CA
- Franceschi Park, Santa Barbara, CA
- Madison Avenue Park, Los Angeles, CA
- Pine Avenue Park, Maywood, CA
- Rudolph Park, Lawndale, CA
- Benito Juarez Park, Maywood, CA
- South Victoria Park, Los Angeles, CA
- Washington Avenue Tot Lot, East Compton, CA
- Watts Serenity Park, Watts, CA
- Zamora Park, El Monte, CA

^{JF} Experience with Johnson Favaro

EPTDESIGN



CERTIFICATION

Licensed Professional Mechanical Engineer, CA #M35839

EDUCATION

Bachelor of Science, Mechanical Engineering, California Polytechnic State University, San Luis Obispo



ANDREW GOSSMAN, PE, HFDP, LEED AP BD+C

POCOCK DESIGN SOLUTIONS (MECHANICAL/PLUMBING ENGINEER)

PRINCIPAL

As a Principal, Andrew Gossman is responsible for all mechanical design and production activities, engineering of projects, communication and coordination with all disciplines, and maintaining quality control. He will be directly involved in all aspects of the project, from the design development phase through construction phase and closeout.

Andrew is a licensed professional mechanical engineer with over 15 years of experience in design, project management, and construction administration for various projects such as municipal, educational, institutional, industrial and healthcare throughout the state of California.

RELEVANT EXPERIENCE

- **City of Lynwood**
City Hall Annex
- **City of Ontario**
Anthony Munoz Community Center
- **City of Coronado**
Senior Activity Center
- **City of Cerritos**
Community Center
Liberty Park Community Building Renovations
- **City of Downey**
Community Center
- **City of Glendale**
Adult Recreation Center Remodel
- **City of Temple City**
Live Oak Recreation Center Park
- **City of Modesto**
Marshall Park Neighborhood Center
Westside Community Center
- **City of Stanton**
New Community Center at Zuniga Park
- **City of Yorba Linda**
Community Center
- **Santa Monica Malibu Unified School District**
Will Rogers E.S. Classroom & Outdoor Learning Environments ^{1F} 11,250 GSF
McKinley Elementary School Classroom Building ^{1F} 15,700 SF
- **Anaheim Union High School District**
Magnolia High School Cybersecurity Classroom & Admin. Building ^{1F} 30,200 SF
^{1F} Experience with Johnson Favaro



BRIAN HAHNLEN, LC, EIT

MA ENGINEERS (ELECTRICAL ENGINEERS)

PRINCIPAL ELECTRICAL ENGINEER

Brian has over 25 years of electrical engineering, lighting design, and leadership experience. His experience spans a variety of project types including higher education, healthcare, multi-family, commercial, retail, cultural, entertainment, theatrical, and sporting venues. Brian has worked with Johnson Favaro for over five years on several public sector projects.

REGISTRATIONS

NCQLP Lighting Certified

Engineer in Training (EIT)

EDUCATION

Master of Science, Architectural
Engineering, Pennsylvania State
University

Bachelor of Science, Architectural
Engineering, Pennsylvania State
University

RELEVANT EXPERIENCE

- **County of San Diego**
Lakeside Branch Library* 16,400 SF
Borrego Springs Library, Park and Sheriff Office* 14,000 SF
Sheriff's Technology and Information Center*
- **City of San Diego**
Pacific Highlands Ranch Library* 18,000 SF
Fire and Rescue Operations Building Kearny Mesa*
Family Justice Center*
- **Anaheim Union High School District**
Magnolia H.S Cybersecurity Classroom & Admin. Building *^{IF} 30,200 SF
- **City of Glendale**
Central Library Youth Services Renovation Fire Alarm*^{IF} 10,000 SF
- **University of San Diego**
Copley Library Renovation* 59,800 SF
Energy Master Plan*
- **One Paseo - Site Master Planning***
- **Kesler Park Master Plan Phase 1***
- **San Diego State University Housing Master Plan***

^{IF} Experience with Johnson Favaro

*Experience with previous firm





EDUCATION

Bachelor of Science, Quantity Surveying,
Thames Polytechnic

AFFILIATIONS

Member, Royal Institution of Chartered
Surveyors

RICK LLOYD, MRICS

MGAC (COST ESTIMATING)

SENIOR DIRECTOR

Rick Lloyd brings over 30 years of experience in construction cost planning and estimating services on a wide range of domestic and international projects with notable experience in corporate and government sectors. Rick's extensive experience in cost estimating spans all phases of design and construction, including preconstruction and post-construction cost reports, claims reviews and settlements, and project management services. In addition, Rick has conducted and participated in value engineering exercises on many projects.

Rick has consulted Johnson Favaro on cost planning and estimation on every one of our public agency projects since 2002.

RELEVANT EXPERIENCE

- **City of Santa Monica**
City Services Building
- **City of Costa Mesa/County of Orange**
Donald Dungan Branch Library ^{JF} **LEED GOLD** 22,500 SF
Norma Hertzog Community Center ^{JF} 9,281 GSF
Lions Park Redevelopment Master Plan ^{JF}
- **City of Rancho Palos Verde**
Ladera Linda Community Center and Park ^{JF} 6,790 SF
- **City of Riverside**
Riverside Main Library ^{JF} 40,000 SF
Riverside Metropolitan Museum Rehabilitation 30,000 SF
Nichols Park Joyce Jackson Community Center Master Plan ^{JF} 15,000 SF
- **City of West Hollywood**
West Hollywood Library ^{JF} **LEED GOLD** 48,000 SF
Plummer Park Community Center Master Plan^{JF}
- **City of Glendale**
Central Library Youth Services Renovation ^{JF} 10,000 SF
- **City of Long Beach**
New Civic Center 60,000 SF
Houghton Park Community Center 6,000 SF
- **City of Los Angeles**
Los Angeles Street Civic Center
Slauson Connect Recreation Center 10,000 SF
- **County of Los Angeles**
El Cariso Regional Park and Community Center (Sylmar, CA)
- **Judicial Council of California / Riverside County**
Riverside County New Menifee Justice Center 85,000 SF

^{JF} Experience with Johnson Favaro

MGAC

Exhibit 2 - Portfolio of Relevant Experience



Riverside Main Library, Riverside, CA



Riverside Main Library, Riverside, CA

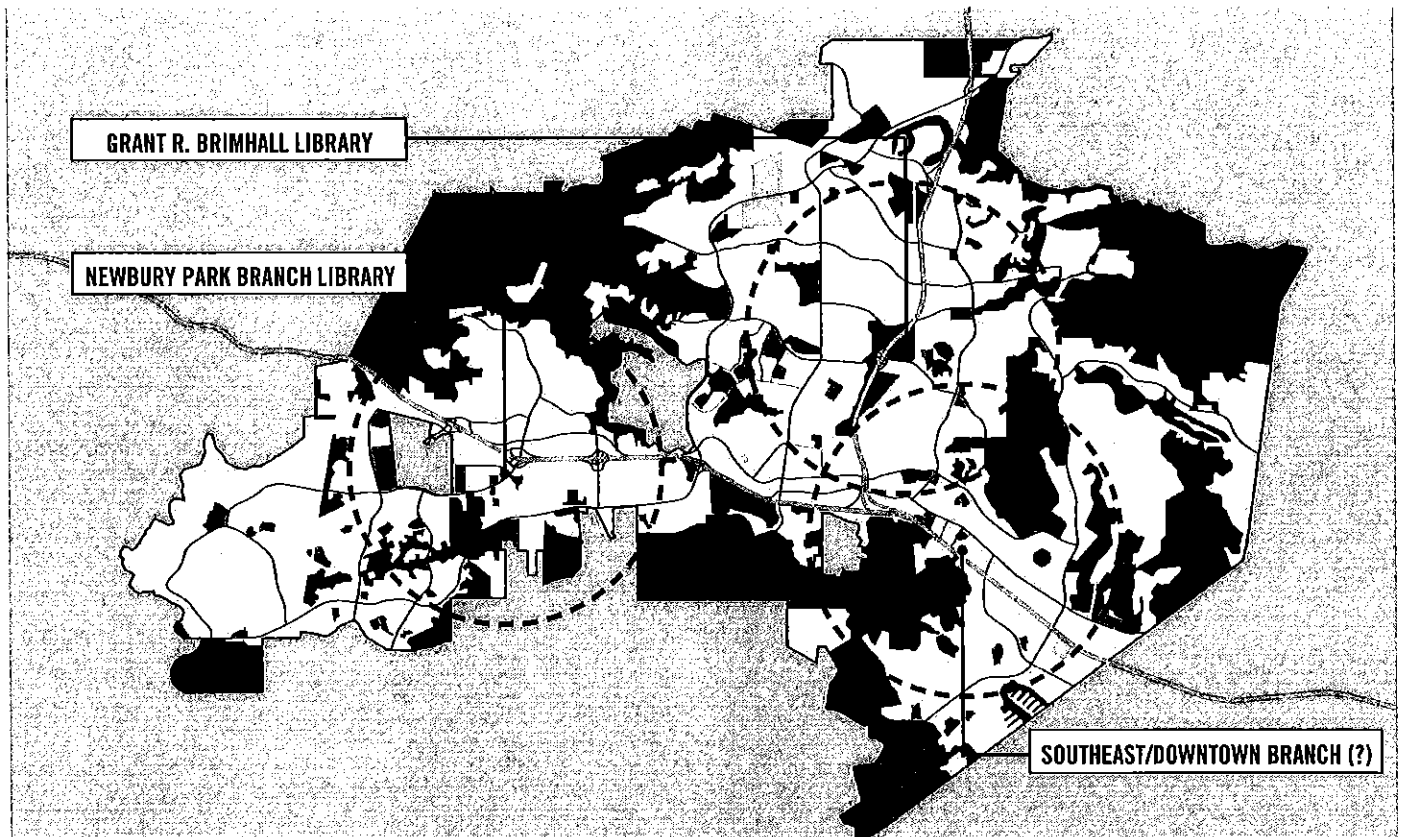
EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS

PROJECT AND REFERENCE	PAGES
CITY OF THOUSAND OAKS LIBRARY SYSTEM MASTER PLAN Darren Jeffery, City Librarian, City of Thousand Oaks, djeffery@tolibrary.org (805) 449-2660 x7225	3-9
CITY OF OCEANSIDE DOWNTOWN BEACHFRONT REDEVELOPMENT PROJECT Jonathan Borrego City Manager, City of Oceanside 300 N Coast Hwy, Oceanside, CA 92054 (760) 435-3065; jborrego@oceansideca.org	10-17
CITY OF CULVER CITY VETERANS MEMORIAL PARK REDEVELOPMENT MASTER PLAN Jesse Mays, Assistant City Manager, City of Culver City; (310) 253-6009, jesse.mays@culvercity.org	18-25
CITY OF IRVINE GREAT PARK LIBRARY CONCEPT PLAN AND FEASIBILITY STUDY Chris Slama, Director of Community & Library Services City of Irvine, cslama@cityofirvine.org, (949) 724-6600	26-33
CITY OF BEVERLY HILLS LA CIENEGA PARK AND RECREATION COMPLEX MASTER PLAN Nancy Hunt-Coffey, City Manager; City of Beverly Hills; 45 Foothill Road, Beverly Hills, CA 90210 (310) 285-1014; Nhuntcoffey@Beverlyhills.org	34-41
CITY OF COSTA MESA LIONS PARK REDEVELOPMENT, NEW LIBRARY AND COMMUNITY CENTER Tamara Letourneau Former Assistant City Manager, City of Costa Mesa(Current City Manager, City of Laguna Niguel) 77 Fair Drive, Costa Mesa, CA 92626; (949) 362-4300; tletourneau@cityoflagunaniguel.org	42-47
CITY OF COSTA MESA LIONS PARK EVENTS LAWN AND CAFE Tamara Letourneau Former Assistant City Manager, City of Costa Mesa(Current City Manager, City of Laguna Niguel) 77 Fair Drive, Costa Mesa, CA 92626; (949) 362-4300; tletourneau@cityoflagunaniguel.org	48-49
CITY OF RIVERSIDE NICHOLS PARK REDEVELOPMENT AND JOYCE JACKSON COMMUNITY CENTER Randy McDaniel, Deputy Director, Parks, Rec, & Community Services rmcDaniel@riversideca.gov	50-55
CITY OF RIVERSIDE DOWNTOWN MAIN LIBRARY AND CAMPUS MASTER PLAN Carl Carey, General Services Director, City of Riverside; 8095 Lincoln Avenue, Riverside, CA 92504 (951) 826-5952; ccarey@riversideca.gov, 951.826.2006	56-65
CITY OF RANCHO PALOS VERDES LADERA LINDA MASTER PLAN, COMMUNITY CENTER AND PARK Ara Michael Mihranian, City Manager City of Rancho Palos Verdes; 30940 Hawthorne Boulevard, Rancho Palos Verdes, CA 90275; (310) 544-5202; aram@rpvca.gov	66-71

PROJECT AND REFERENCE	PAGES
CITY OF REDLANDS NEW MUSEUM OF REDLANDS CAMPUS, REDLANDS, CA Steve Stockton, President; Redlands Historical Museum Association Board of Trustees; P.O. Box 470, Redlands, CA 92373; 951) 966-0047; spsjas@aol.com	72-73
CITY OF HUNTINGTON BEACH CENTRAL LIBRARY RENOVATION CONCEPT PLAN AND FEASIBILITY STUDY Ashley Wysocki, Director of Community & Library Services City of Huntington Beach ashley.wysocki@surfcity-hb.org	74-77
CITY OF HUNTINGTON BEACH OAK VIEW COMMUNITY CENTER & LIBRARY REDEVELOPMENT CONCEPT PLAN Al Zelinka, City Manager, City of Huntington Beach; 2000 Main Street, 5th Flr, Huntington Beach, CA 92648-2702 (714) 536-5202; al.zelinka@surfcity-hb.org	78-83
CITY OF MANHATTAN BEACH FACILITIES MASTER PLAN, CIVIC CENTER REDEVELOPMENT AND NEW LOS ANGELES COUNTY BRANCH LIBRARY David Lesser, City Council Member, Former Mayor Pro Tem, City of Manhattan Beach 1400 Highland Avenue Manhattan Beach, CA 90266; (310) 937-1515; dlesser@manhattanbeach.gov	84-87
CITY OF WEST HOLLYWOOD PARK REDEVELOPMENT MASTER PLAN, NEW LIBRARY AND MUNICIPAL GARAGE John Heilman, City Council Member, City of West Hollywood, 8300 Santa Monica Blvd., West Hollywood, CA 90069 (323) 848-6460; jheilman@weho.org	88-91
CITY OF WEST HOLLYWOOD COUNCIL CHAMBER John Heilman, City Council Member, City of West Hollywood, 8300 Santa Monica Blvd., West Hollywood, CA 90069 (323) 848-6460; jheilman@weho.org	92-93
CITY OF GLENDALE CENTRAL LIBRARY YOUTH SERVICES RENOVATION Lessa Pelayo-Lozada City of Glendale; Glendale Library, Arts & Culture, 222 E Harvard Street Glendale, CA 91205 lpelayolozada@glendaleca.gov (818) 937-7806	94-95
CITY OF BEVERLY HILLS LIBRARY MASTER PLAN AND CHILDREN'S LIBRARY RENOVATION Nancy Hunt-Coffey, City Manager, City of Beverly Hills, 345 Foothill Road, Beverly Hills, CA 90210 nhuntcoffey@beverlyhills.org, (310) 288-2201	96-97

CITY OF THOUSAND OAKS LIBRARY SYSTEM MASTER PLAN

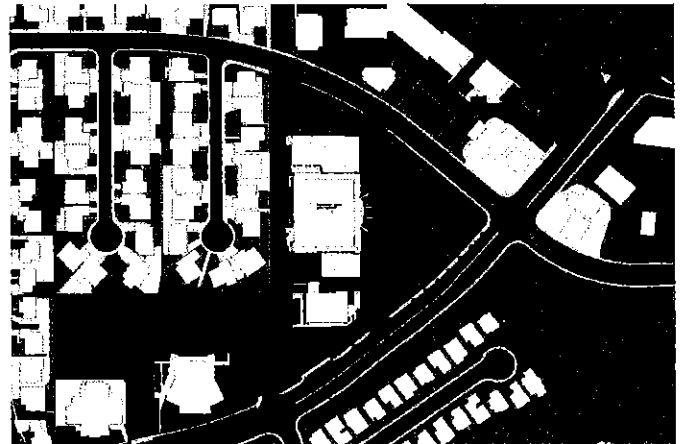
CITY OF THOUSAND OAKS | THOUSAND OAKS, CA



THOUSAND OAKS is a 56 square mile city with a large central library and one branch library. Indicated by the red dashed circle is a two mile radius. 70% of library users live within a two-mile radius of the library they use. This master plan envisions a three or four branch system that yields proper geographic coverage.



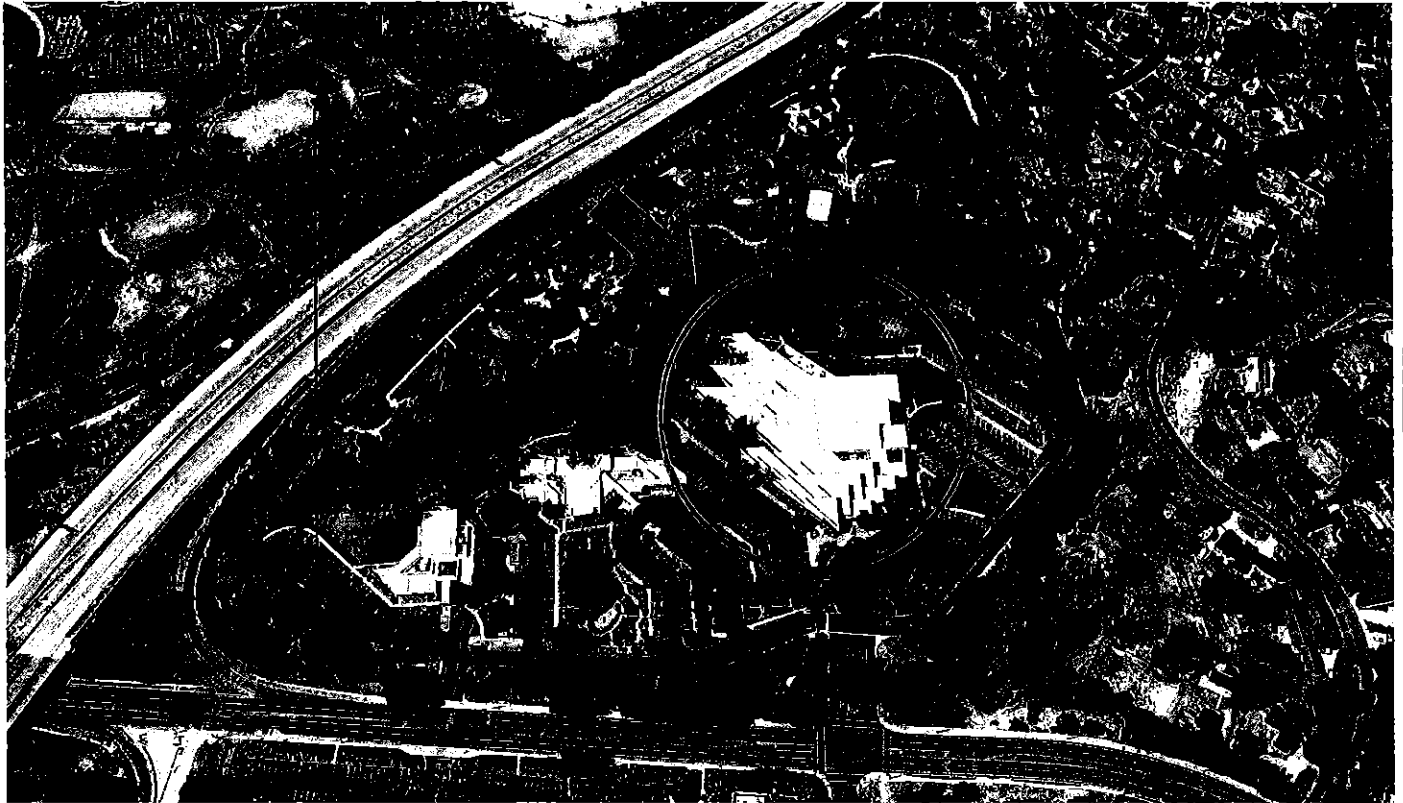
EXISTING GRANT R. BRIMHALL CENTRAL LIBRARY is a 90,000 SF facility that was built in the early 1980s and expanded in the early 2000s. It's 50% larger than it needs to be.



EXISTING NEWBURY PARK BRANCH LIBRARY is a 35,000 SF facility that resides within a former grocery store. It was installed there in the 1990s.

CLIENT: City of Thousand Oaks **COMPLETION:** Q4 2023 **SIZE:** 110,000 Population; 55 SQ MI **SERVICES:** Master plan and space planning
CLIENT REFERENCE Darren Jeffery, City Librarian, City of Thousand Oaks, djeffery@tolibrary.org (805) 449-2660 x7225

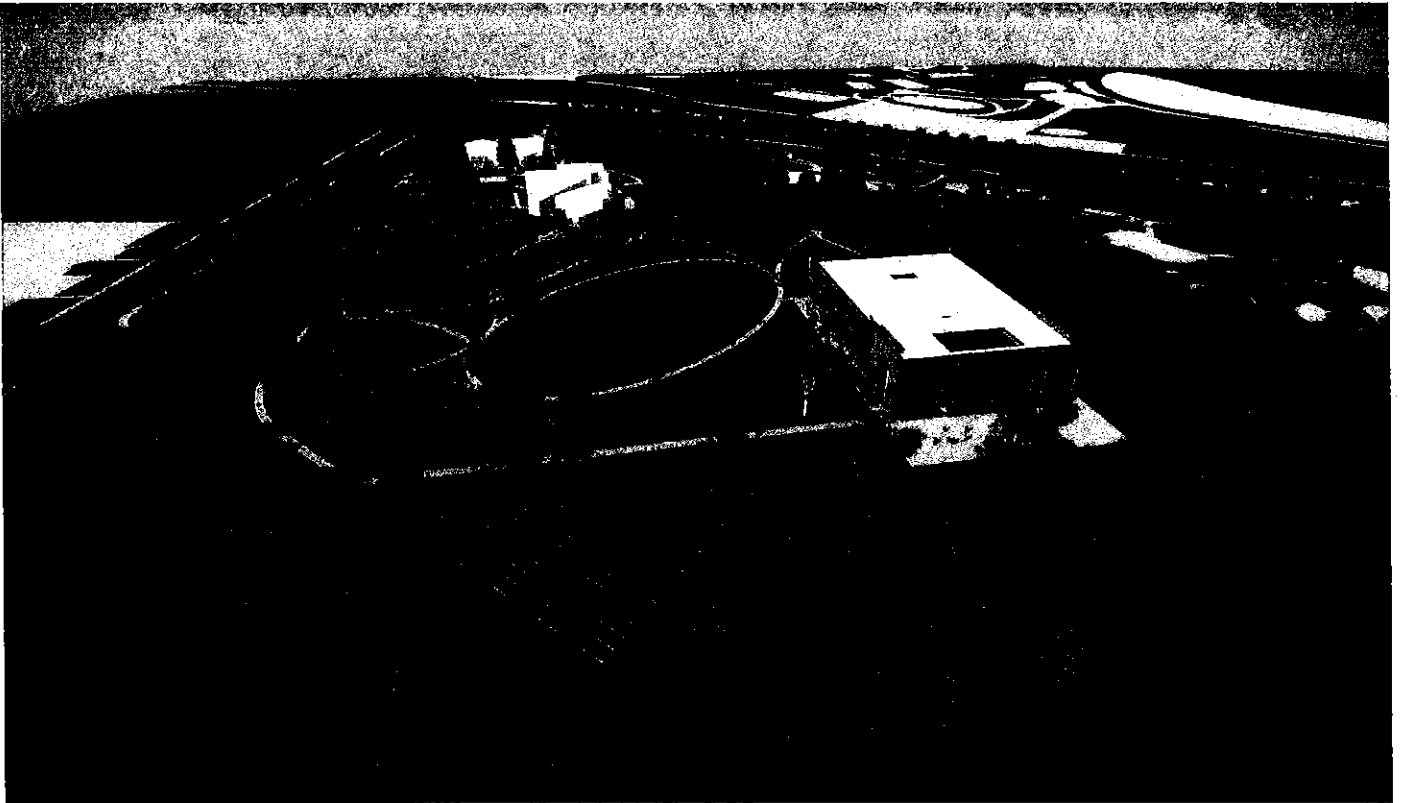
EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



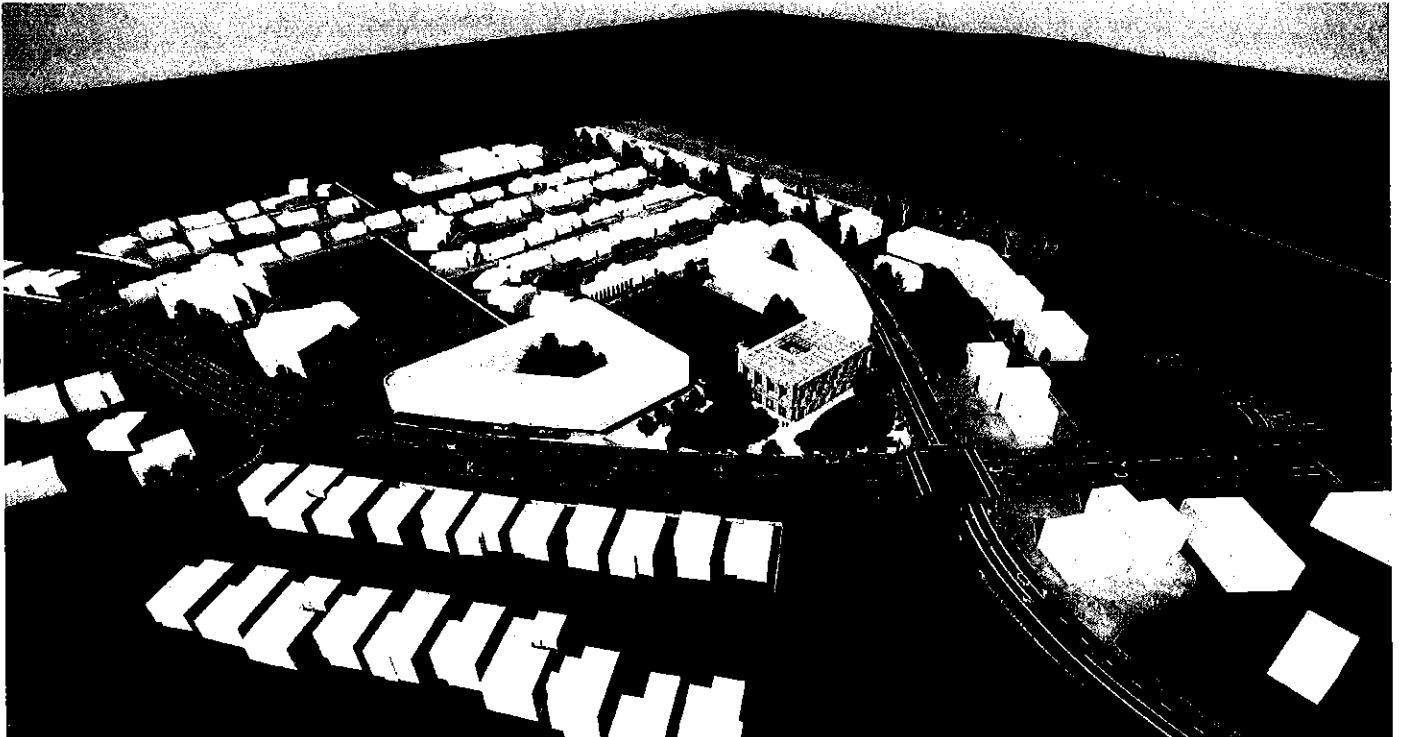
EXISTING GRANT R. BRIMHALL LIBRARY View looking north with Janss Road at the bottom and Moorpark Freeway at the left.



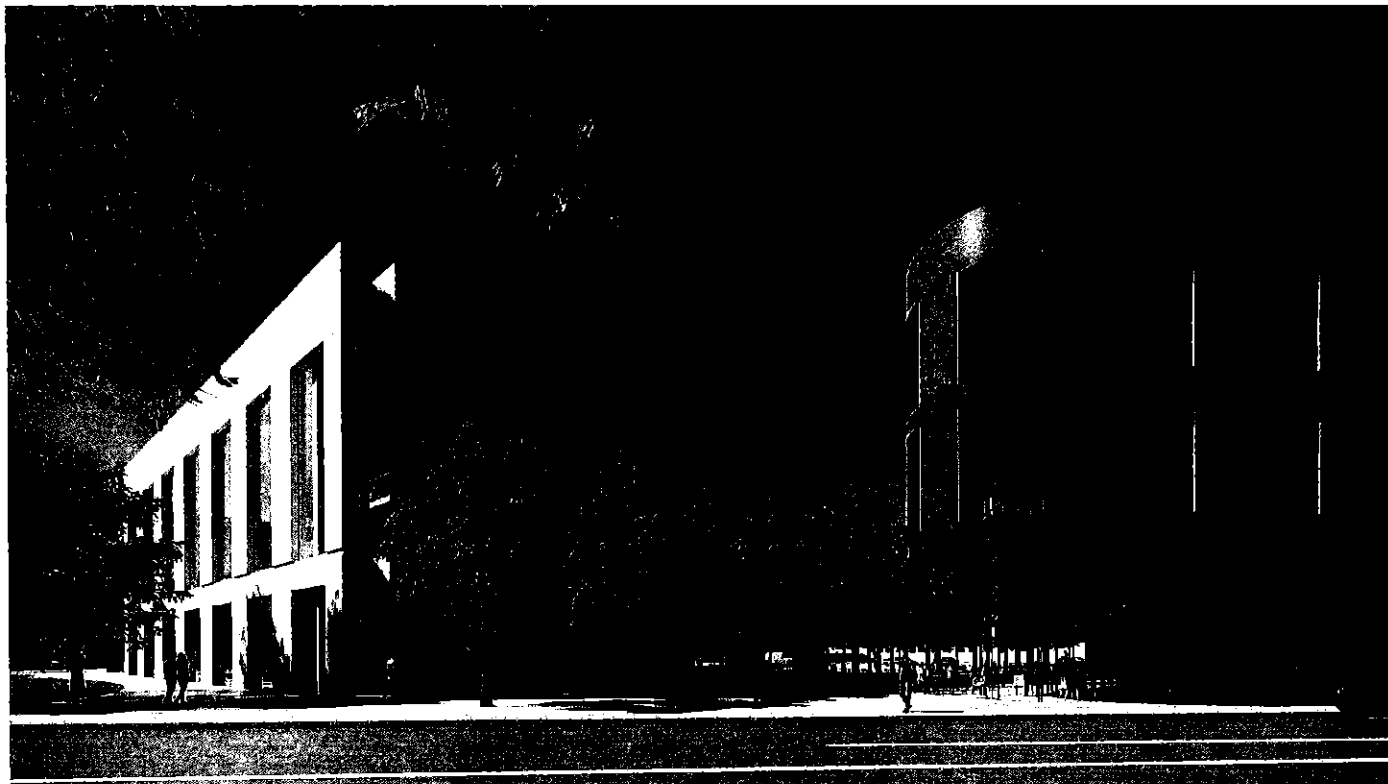
EXISTING NEWBURY PARK BRANCH LIBRARY View looking northwest with Borchard Road at the bottom.



PROPOSED REDEVELOPMENT OF GRANT R. BRIMHALL LIBRARY View looking west a completion of new library and expanded park.



PROPOSED REDEVELOPMENT OF NEWBURY PARK BRANCH LIBRARY View looking northwest with new library and surrounding mixed use development



NEWBURY PARK BRANCH LIBRARY AND COMMUNITY CENTER CONCEPT PLAN

CITY OF THOUSAND OAKS | THOUSAND OAKS, CA

Newbury Park is the only branch library servicing a large population of the Thousand Oaks community. In its current state, the library lacks meaningful landscaping relationships with blue sky or views and over 60% of the site area is dedicated to parking and vehicular circulation. Inside, the diagonal interior geometry results in triangular shaped spaces with unusable corners. The only source of natural light is from the front windows of the former grocery store building. Our team developed options to renovate, replace and/or plan for a new library branch to better serve the community.

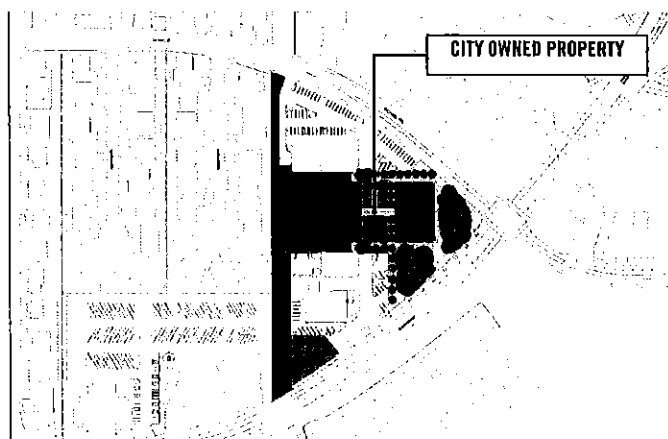
CLIENT: City of Thousand Oaks **COMPLETION:** Q4 2023

SIZE: 31,200 SF, 1-story Existing Library; 35,000 SF 2-story Proposed

Library SERVICES: Master plan and space planning

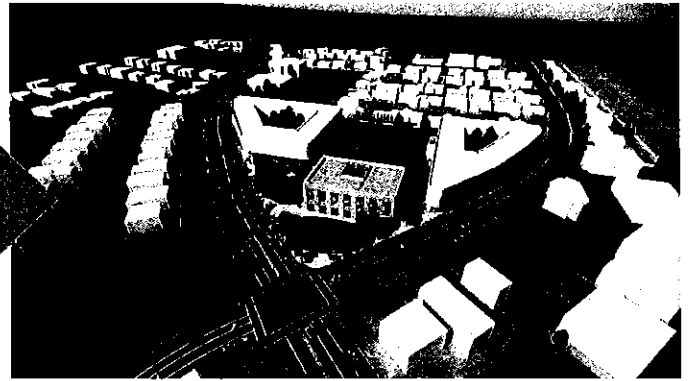
CLIENT REFERENCE Darren Jeffery, City Librarian, City of Thousand Oaks, djeffery@tolibrary.org (805) 449-2660 x7225

TOP View of proposed library with adjacent development of private owned land **ABOVE RIGHT** Adult reading room overlooks a new pocket park
BELOW RIGHT New library, parking and park on city owned property

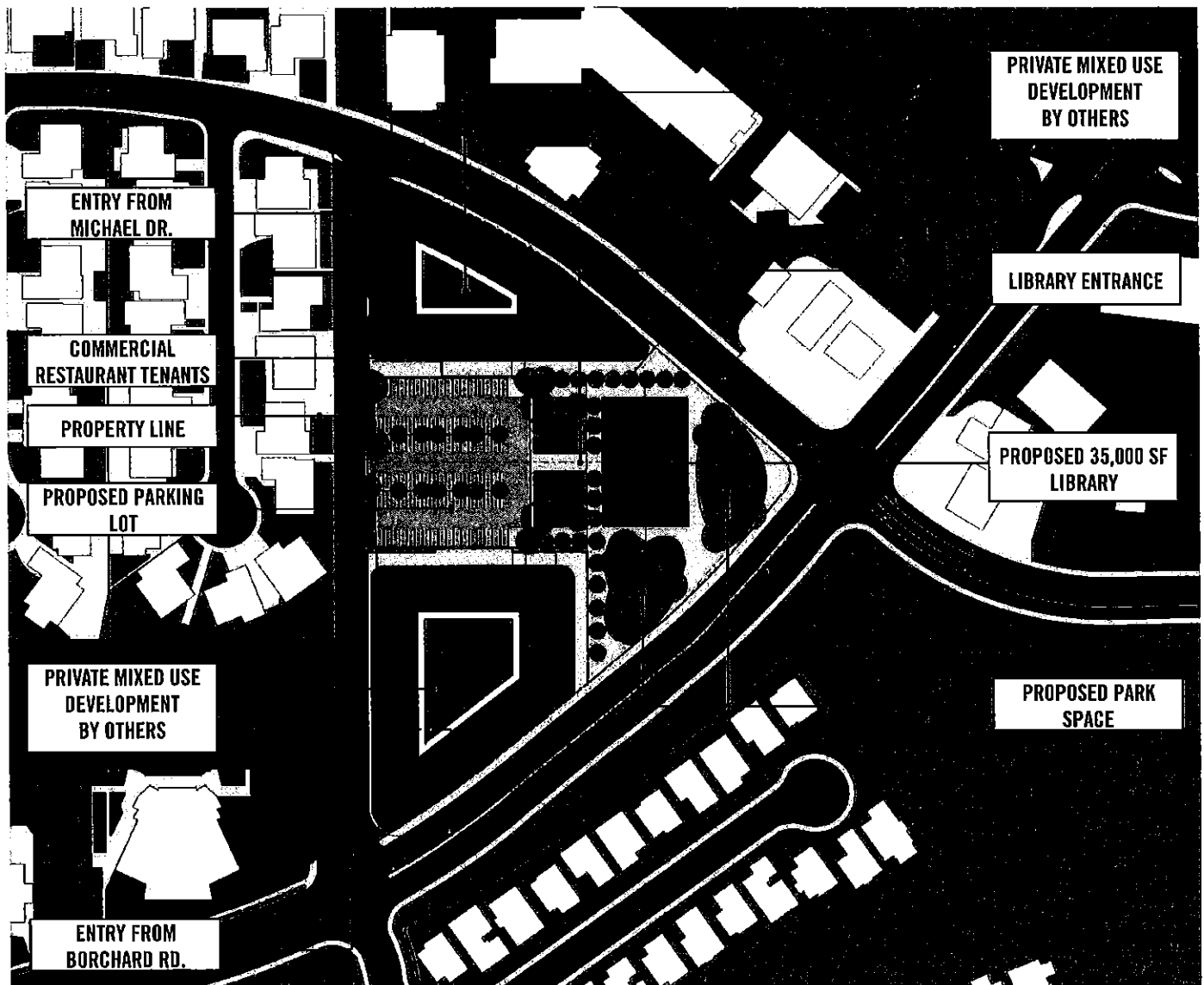




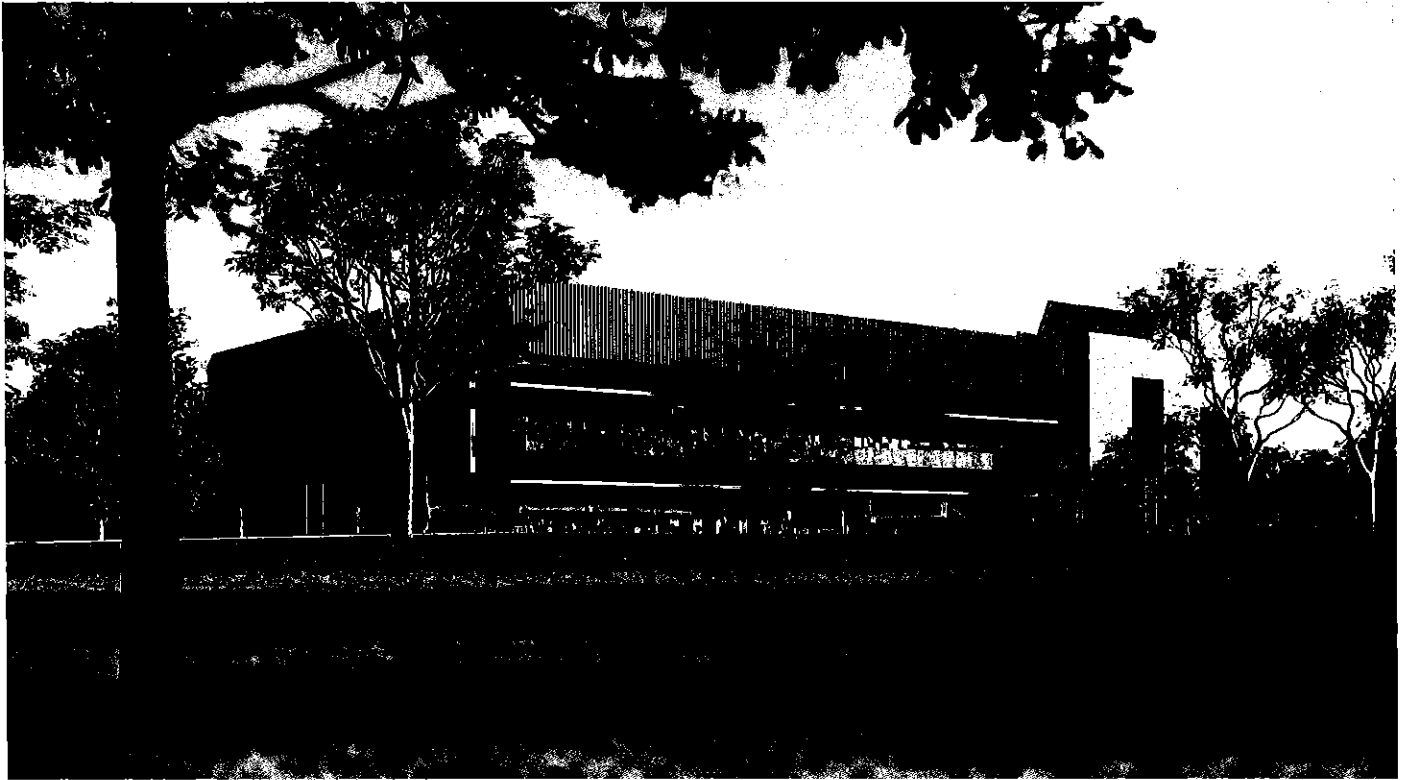
EXISTING CONDITIONS



NEW LIBRARY DEVELOPED ON CITY-OWNED PROPERTY



TOP LEFT The existing library lacks street presence. TOP RIGHT Proposed new library has improved street presence. The concept plan accommodates private sector mixed use development on private property flanking the library site on its north and south sides. BELOW Site plan of new library at completion



GRANT R. BRIMHALL LIBRARY CONCEPT PLAN CITY OF THOUSAND OAKS | THOUSAND OAKS, CA

Burdened by high maintenance and operation costs as well as sprawling, underutilized floor space, the existing Grant R. Brimhall Library is oversized and functions inefficiently. Despite the large building size, the children's program room is too small and the library lacks sufficient reader seats, study tables and collaborative areas. The concept plan seeks to unify library functions while eliminating excessive circulation space. With structural issues, building systems at the end of their useful life and other safety concerns, the recommended solution consists of a phased effort to replace the library with an appropriately sized (smaller) central library building.

CLIENT: City of Thousand Oaks

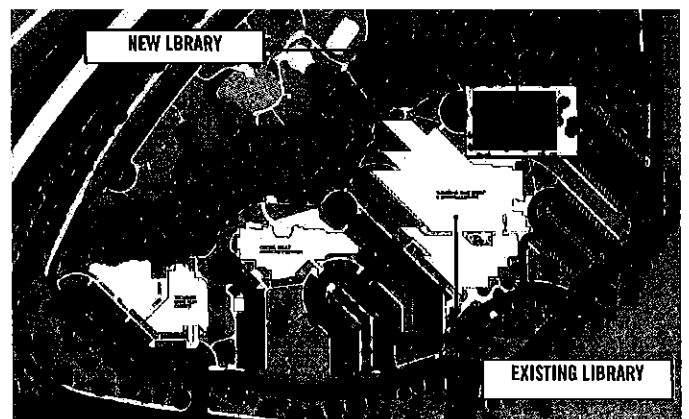
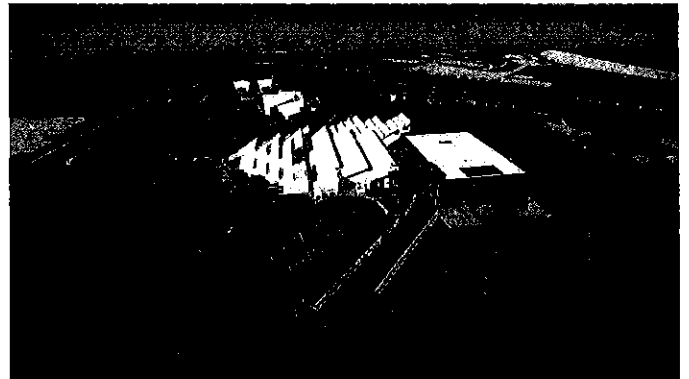
COMPLETION: Q4 2023

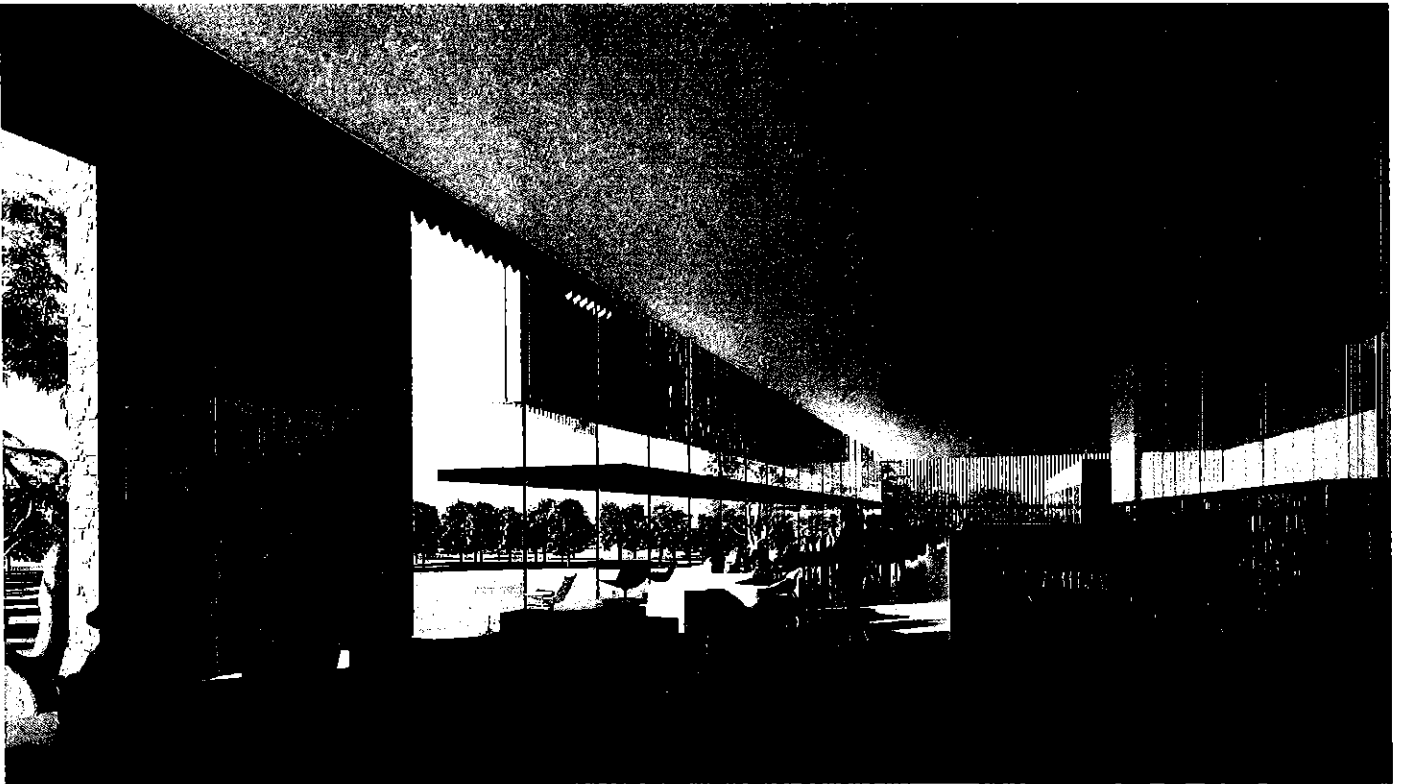
SIZE: 75,000 SF Existing Library; 60,000 SF Proposed Library

SERVICES: Master plan and space planning

CLIENT REFERENCE Darren Jeffery, City Librarian, City of Thousand Oaks, djeffery@tolibrary.org (805) 449-2660 x7225

TOP View of library from park **ABOVE RIGHT** The new library will be built next to the existing library eliminating disruption in library operations **BELOW RIGHT** Site plan at completion of new library before demolition of existing library.





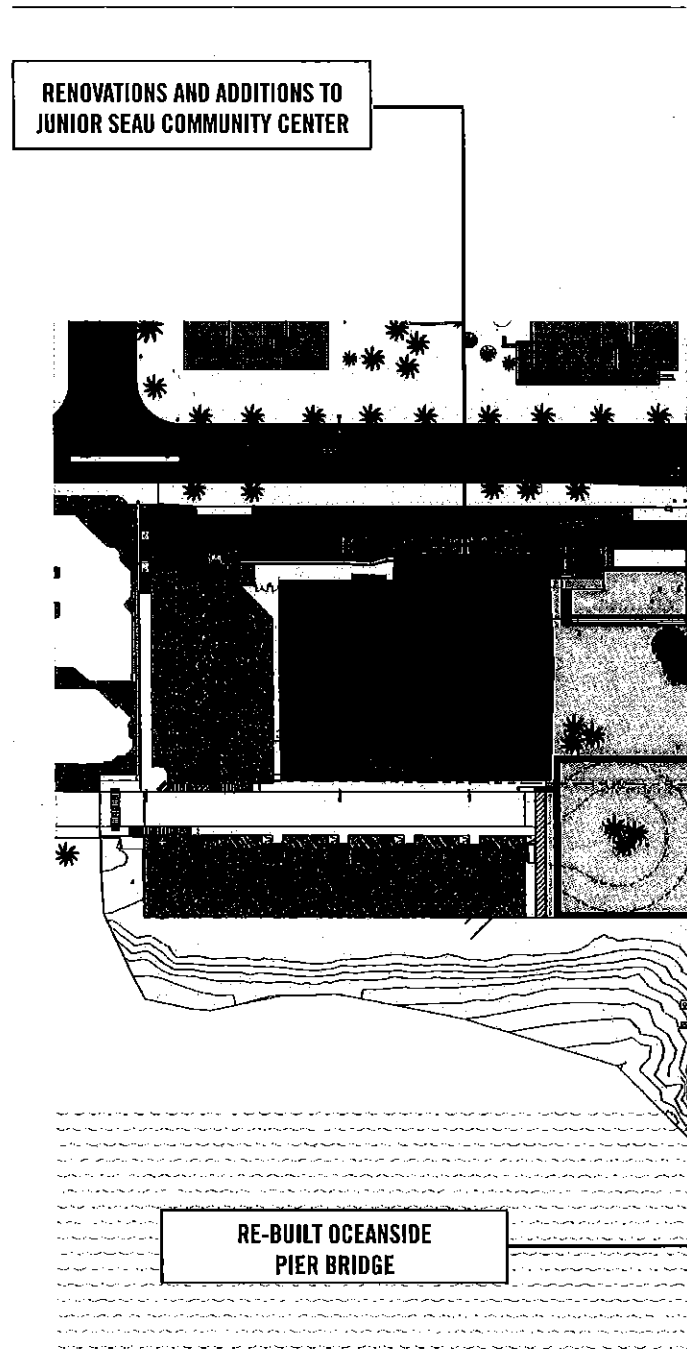
ABOVE The new library overlooks a restored and expanded park. BELOW Site plan at completion of redevelopment which shows the creation of a 5-acre park in lieu of the existing library and its parking lots.

CITY OF OCEANSIDE DOWNTOWN BEACHFRONT REDEVELOPMENT PROJECT

CITY OF OCEANSIDE | OCEANSIDE, CA

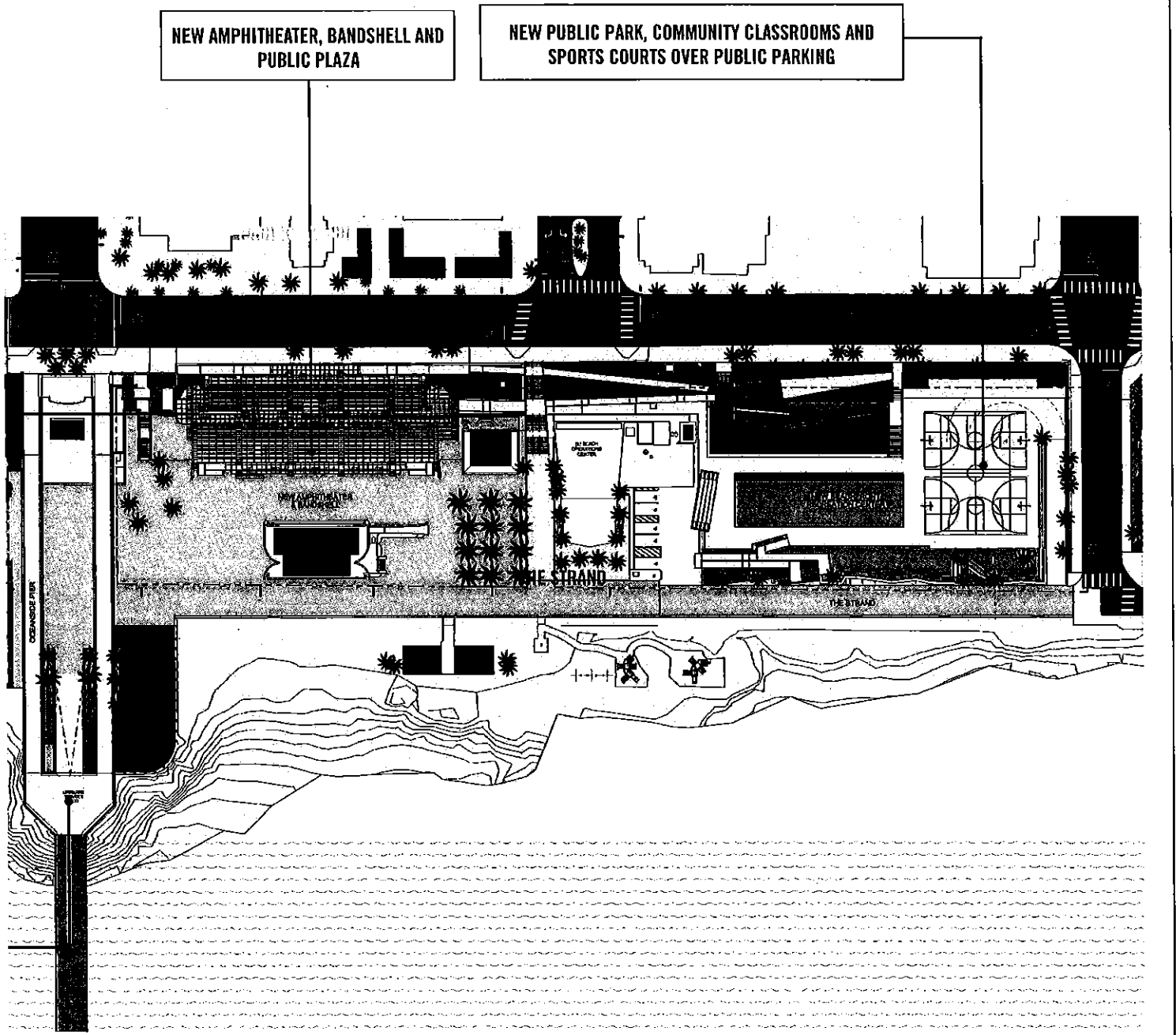
In 2022 Johnson Favaro completed a feasibility study to develop options for improvement of Oceanside's downtown beachfront area consisting of the renovation of the Junior Seau Beach Community Center and plaza, reconstruction of the Junior Seau Pier Amphitheater and Bandshell and a new elevated park and community recreation center on the site of an existing surface parking lot. The new park and recreation center includes a new parking structure, a community priority. Our team collaborated with the community to explore multiple options, arriving at consensus solutions that adhere to the local coastal program and beachfront height restrictions and anticipate future sea level rise. The reconstructed amphitheater increases spectator comfort with wider aisles and improved sight lines. The new bandshell will be a storm-hardened cast-in-place concrete structure outfitted with 21st century state-of-the-art theatrical lighting and sound infrastructure and equipment. The new one-acre beachfront park, stepping down from N. Pacific Street maintains ocean vistas and includes three outdoor basketball/multipurpose courts.

City Council unanimously approved the project which has now moved into the design and environmental review phase. Johnson Favaro and its team of consultants including Dudek Environmental currently leads the CEQA and California Coastal Commission approvals process. The project has completed a 30% level of design including all disciplines (civil, landscape, architecture, MEP, structural, etc) in preparation for final submittals in support of environmental review and entitlement.



CLIENT: City of Oceanside **STATUS:** Master Plan: Jan 2021 - Oct 2022; Design & EIR: Jan 2023 - Jan 2024 **SIZE:** Junior Seau Amphitheater and Bandshell Replacement: 2,630 seat capacity (1,630 amphitheater seats; 1,000 plaza level seats); Junior Seau Community Center Renovation: 17,688 SF; New Community Recreation Center: 14,750 SF; One acre beachfront park and courts, 128 parking spaces

PROJECT TEAM: Jim Favaro, Principal; Steve Johnson, Principal, Project Architect; Pengju Hou, Design Associate; Auerbach Pollock Friedlander (Theater Consultants) **CLIENT REFERENCE** Jonathan Borrego, City Manager, City of Oceanside; (760) 435-3918; jborrego@oceansideca.org



BELOW LEFT New amphitheater and bandshell looking toward Pacific Avenue from the Strand. **ABOVE RIGHT** Comprehensive long term master plan for the redevelopment of the City of Oceanside's 11 acre beachfront property **ABOVE LEFT** Aerial view of redeveloped amphitheater site at completion;

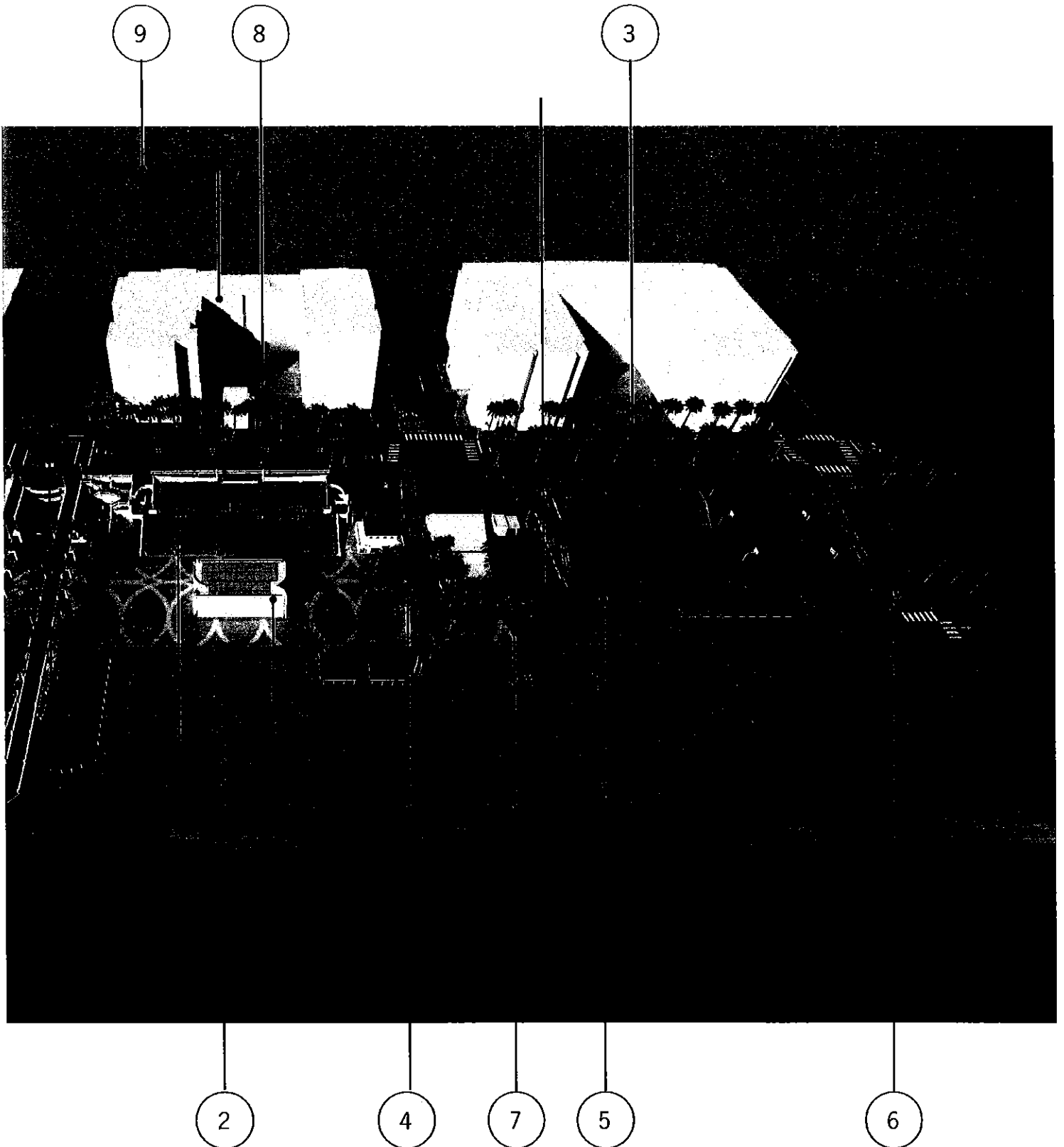
EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS

KEY NOTES

- 1 Junior Seau Pier Amphitheater and Bandshell
- 2 Beachfront Operations Center (existing)
- 3 N. Pacific Street level beachfront park and pathways.
Park steps down from N. Pacific Street.
- 4 Mid-level beachfront park and multi-purpose courts (one level above Strand level parking)
- 5 At-grade parking (Strand level, below park level); front of parking structure open to sky and beach view
- 6 Seagaze Drive
- 7 The Strand - vehicular right-of-way is maintained for full length of the Feasibility Study site
- 8 Pacific Avenue
- 9 Downtown Oceanside

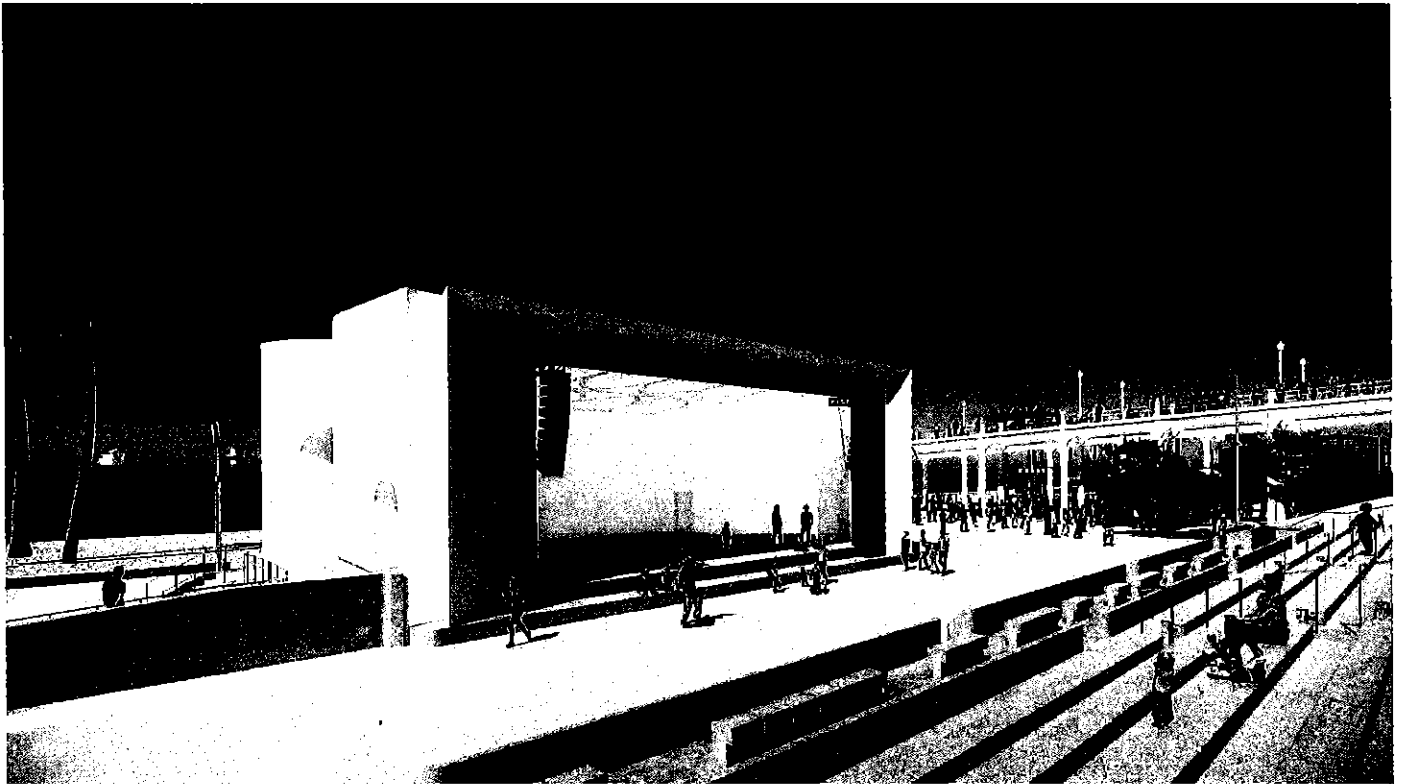


ABOVE LEFT New amphitheater and bandshell looking south, Pacific Avenue on the upper left, the Strand and beach lower right
BELOW LEFT New beachside public park and community recreation center.



ABOVE RIGHT Aerial view looking east of the downtown beachfront at completion of redevelopment

EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS

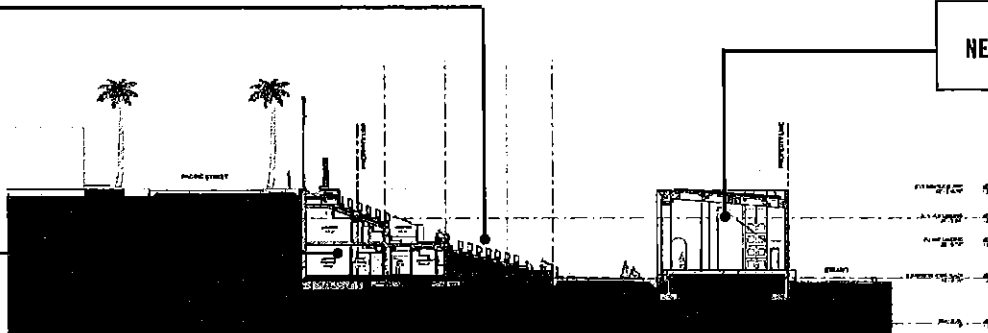


ABOVE LEFT New bandshell viewed from new amphitheater looking toward Oceanside Pier and Pacific Ocean BELOW LEFT New amphitheater and band-shell looking south east toward downtown Oceanside

NEW ADA COMPLIANT
2600-SEAT
AMPHITHEATER

NEW BANDSHELL

PUBLIC RESTROOMS
AND THEATER
BACK OF HOUSE



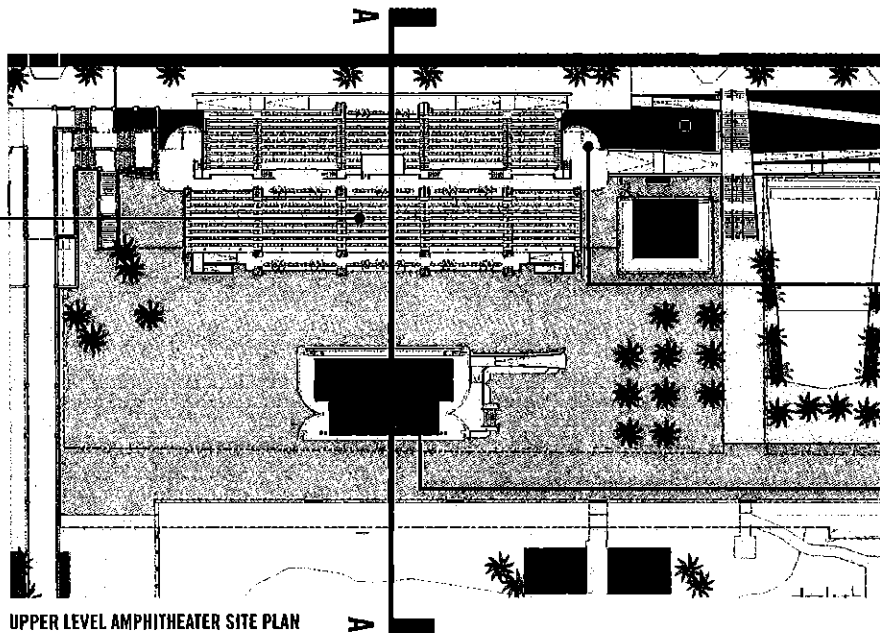
SECTION A-A' Looking south through amphitheater and bandshell. Downtown Oceanside left, Pacific Ocean right.

NEW ADA COMPLIANT
2600-SEAT
AMPHITHEATER

RESTORED BLUFF
WITH NEW LANDSCAPE
AND ADA COMPLIANT
PEDESTRIAN RAMPS
AND PATHS

NEW ELEVATOR

NEW BANDSHELL

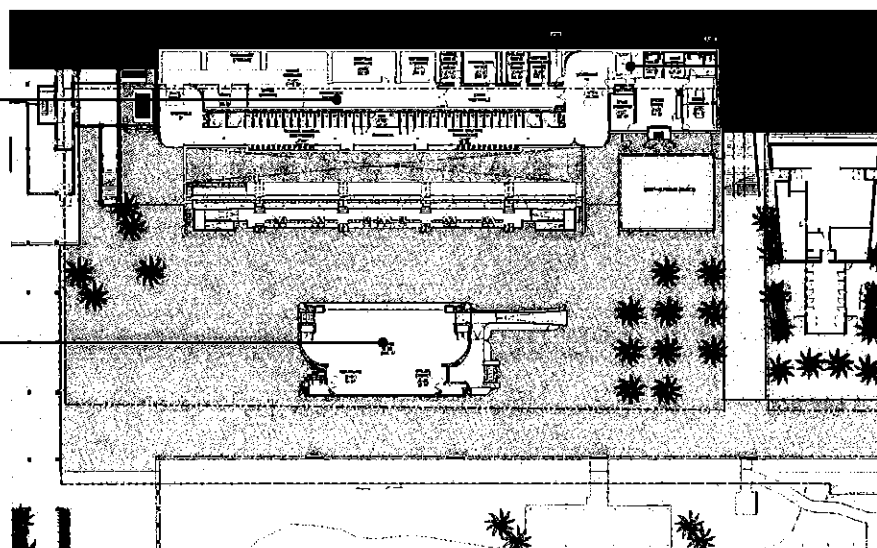


UPPER LEVEL AMPHITHEATER SITE PLAN

PUBLIC RESTROOMS
AND THEATER
BACK OF HOUSE

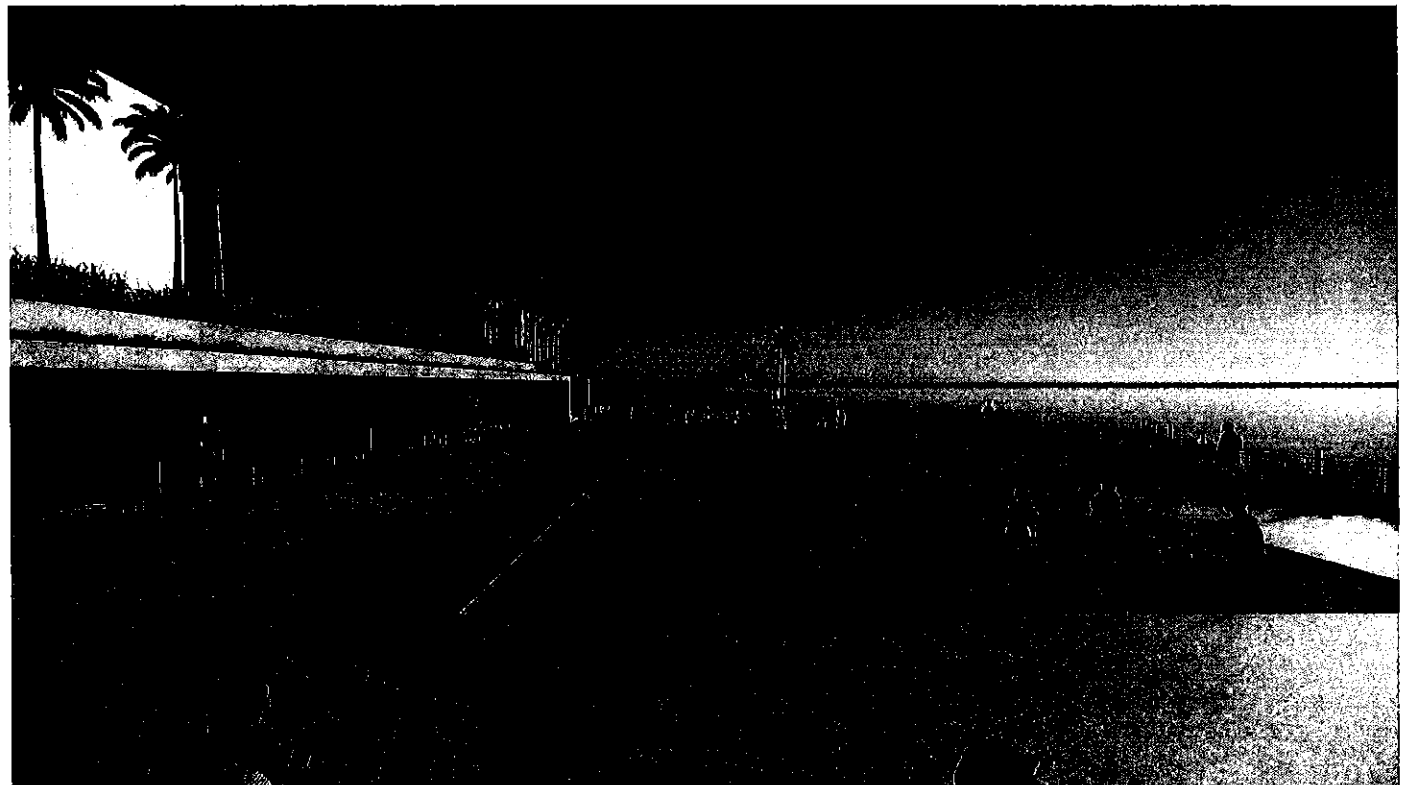
NEW ELEVATOR

NEW STAGE



LOWER LEVEL AMPHITHEATER SITE PLAN

EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS

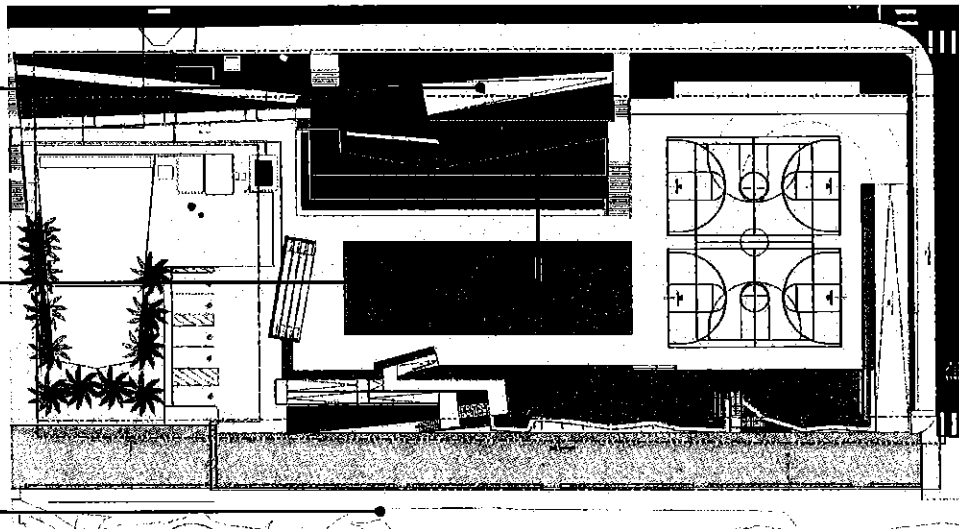


ABOVE LEFT Redeveloped Pacific Avenue bluff over new community recreation center **BELOW LEFT** Elevated beachside park and community recreation center looking south, community center left, beach right.

RESTORED BLUFF
NEW LANDSCAPE
AND ADA
COMPLIANT RAMPS
AND PATHS

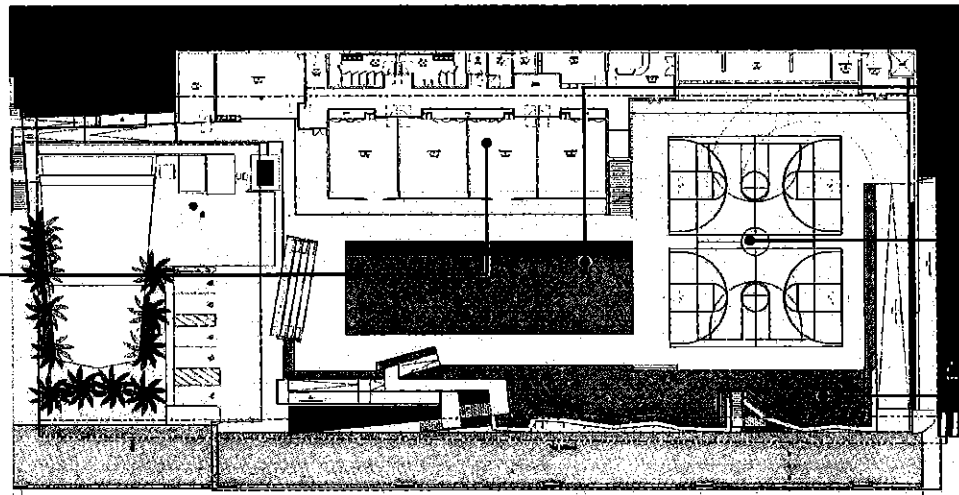
BLUFF SIDE
OVERLOOK OVER
NEW COMMUNITY
CENTER

EXISTING BEACH
BELOW



PACIFIC AVENUE LEVEL Natural coastal vegetation sills in the stepped transition of the bluff down from Pacific Avenue

NEW
MULTIPURPOSE
COMMUNITY
RECREATION
CENTER



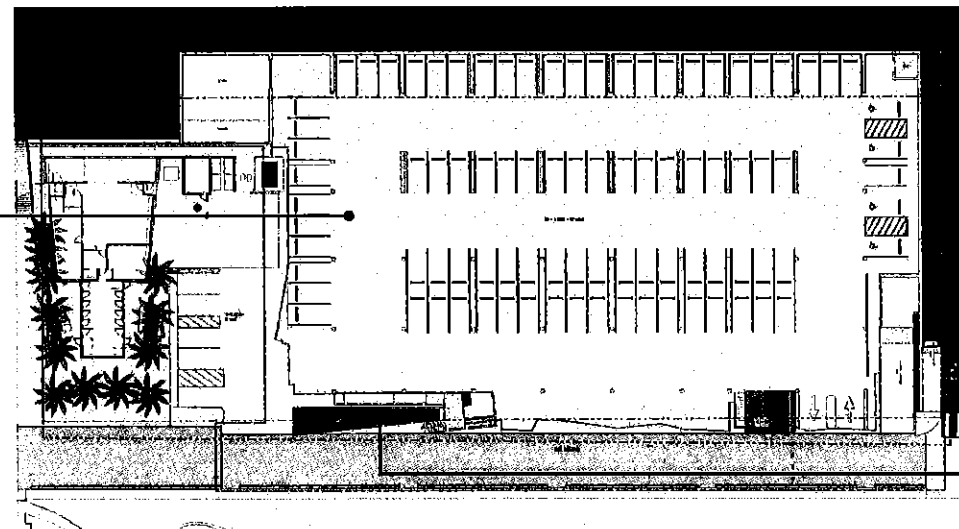
PARK LEVEL Over parking structure are a new sports courts, garden areas, sand volleyball court and community center

ELEVATED SAND
VOLLEYBALL COURT

ELEVATED
SPORTS COURTS

ELEVATED
BEACH AND
OCEAN OVERLOOK

PUBLIC PARKING
AT BEACH LEVEL



GROUND LEVEL Existing parking lot decked over with a structure to form elevated park above

STAIRS AND
RAMPS FROM
BEACH UP TO
ELEVATED PARK

CITY OF CULVER CITY VETERANS MEMORIAL PARK REDEVELOPMENT PROJECT CULVER CITY, CA

In 2023 Johnson Favaro completed a feasibility study to develop options for redevelopment of the city's two major parks the 40-acre Culver City Park and the 8-acre Veterans Memorial Park. The redevelopment of Veterans Memorial Park entails incrementally removing all existing facilities and replacing them in three major phases as resources allow. The three phases can be implemented as stand alone projects in any order. When complete park open space will have expanded even as new larger facilities will have been built. This is achieved by adopting a vertically stacking strategy that consolidates the footprint of facilities currently dispersed across the site in one-story formats. The new facilities will include:

- 500 seat theater
- 300 seat black box theater
- New Historical Society Museum
- 300 seat community meeting room
- A suite of flexible community meeting rooms
- 3-pool aquatic center
- 3-court gymnasium
- Teen center
- Children's center
- Adult fitness center
- Outdoor sports courts and fields



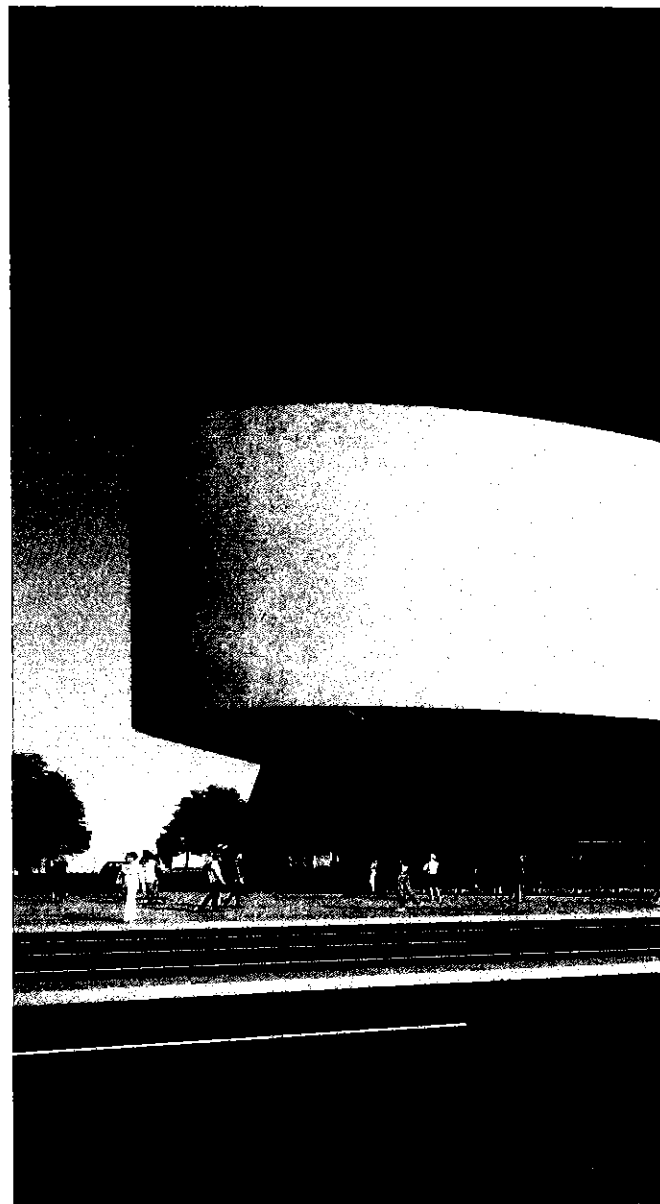
CLIENT: City of Culver City

COMPLETION: Q4 2023

SIZE: 40 acre Culver City Park; 8 acre Veteran's Memorial park

SERVICES: Master plan, space planning and feasibility study

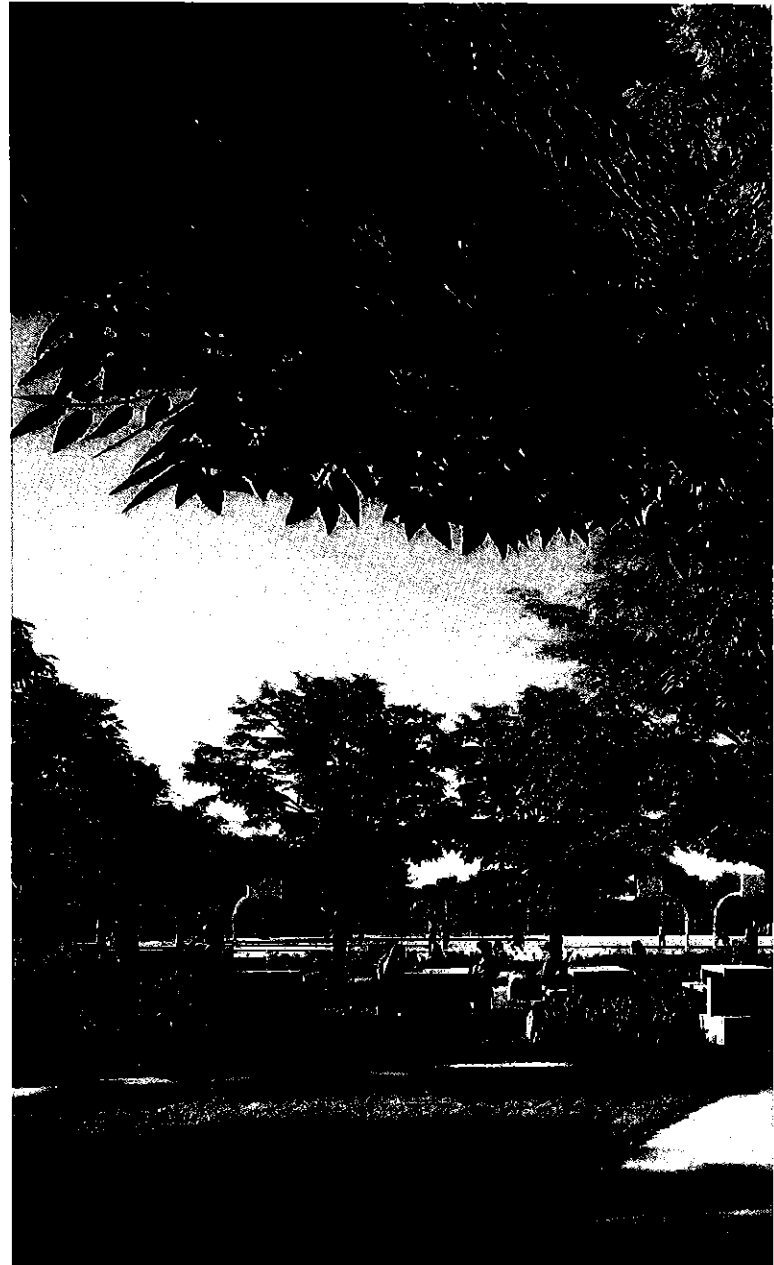
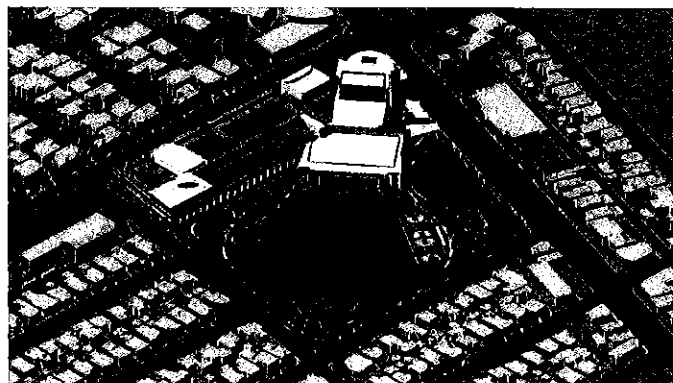
CLIENT REFERENCE: Jesse Mays, Assistant City Manager, City of Culver City; (310) 253-6009, jesse.mays@culvercity.org





LEFT Veterans Memorial Park at completion of redevelopment looking southwest **RIGHT** New Veterans Memorial Park facilities at the corner of Overland Avenue and Washington Boulevard; Theater complex left, community meeting center, middle; parking structure and aquatic center right.

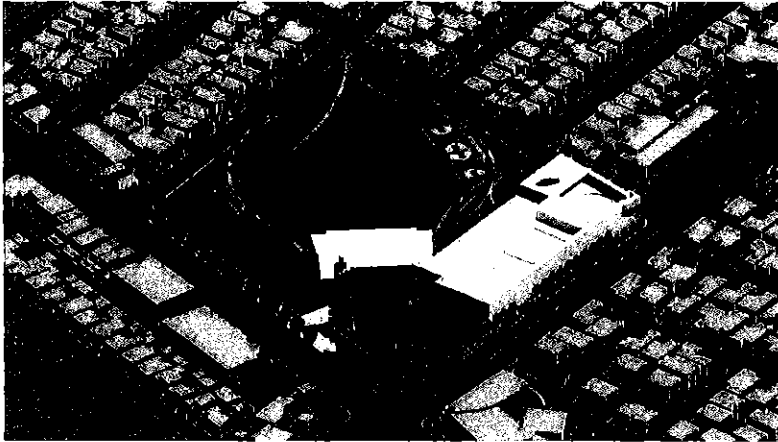
EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



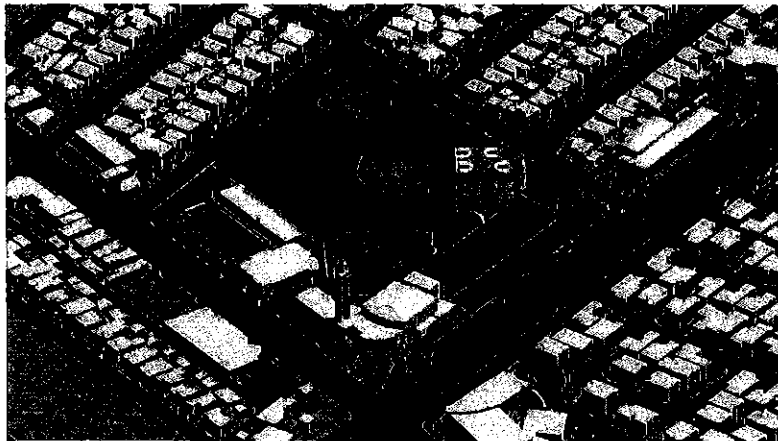


LEFT TOP TO BOTTOM Veterans Memorial Park at completion of redevelopment looking north. **RIGHT** Veterans Memorial Park at completion of redevelopment looking west.

EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



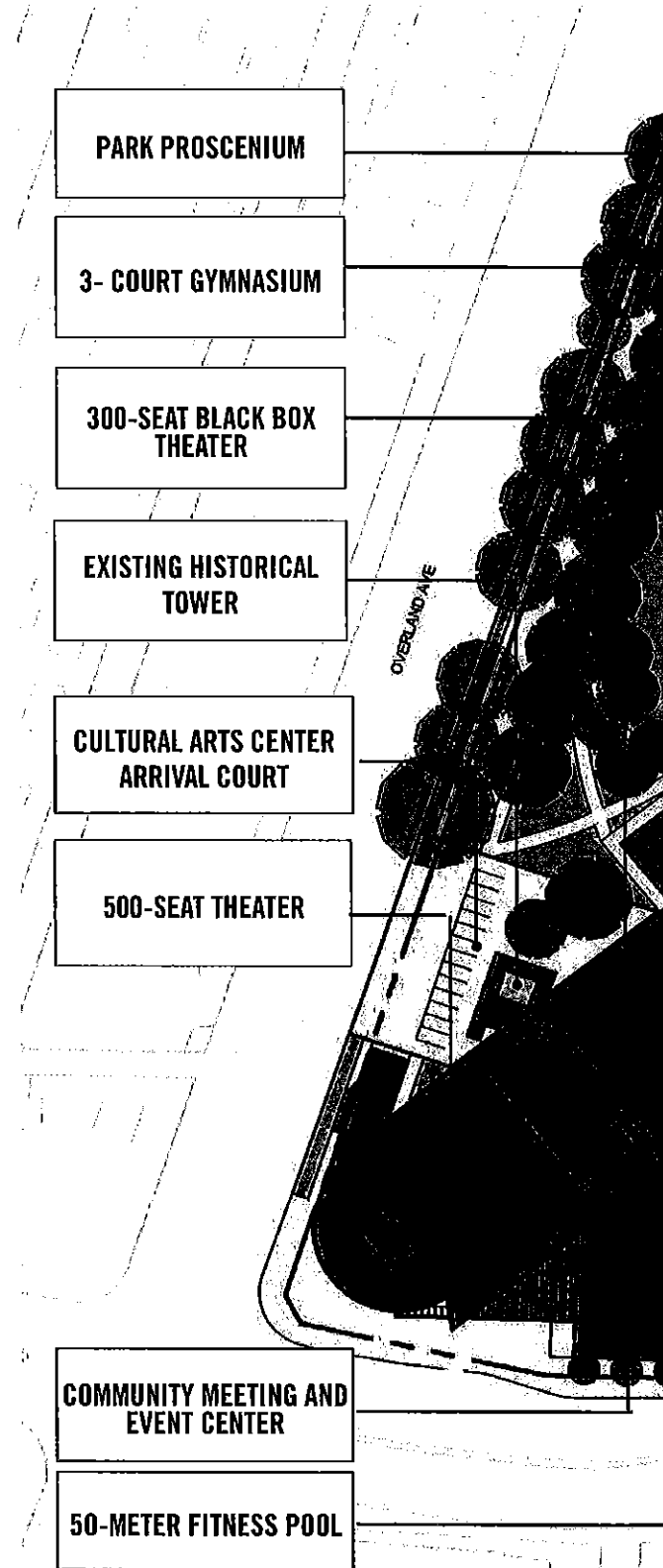
CULTURAL ARTS CENTER 500-seat proscenium theater, 300-seat black box theater and CC Historical Society Museum

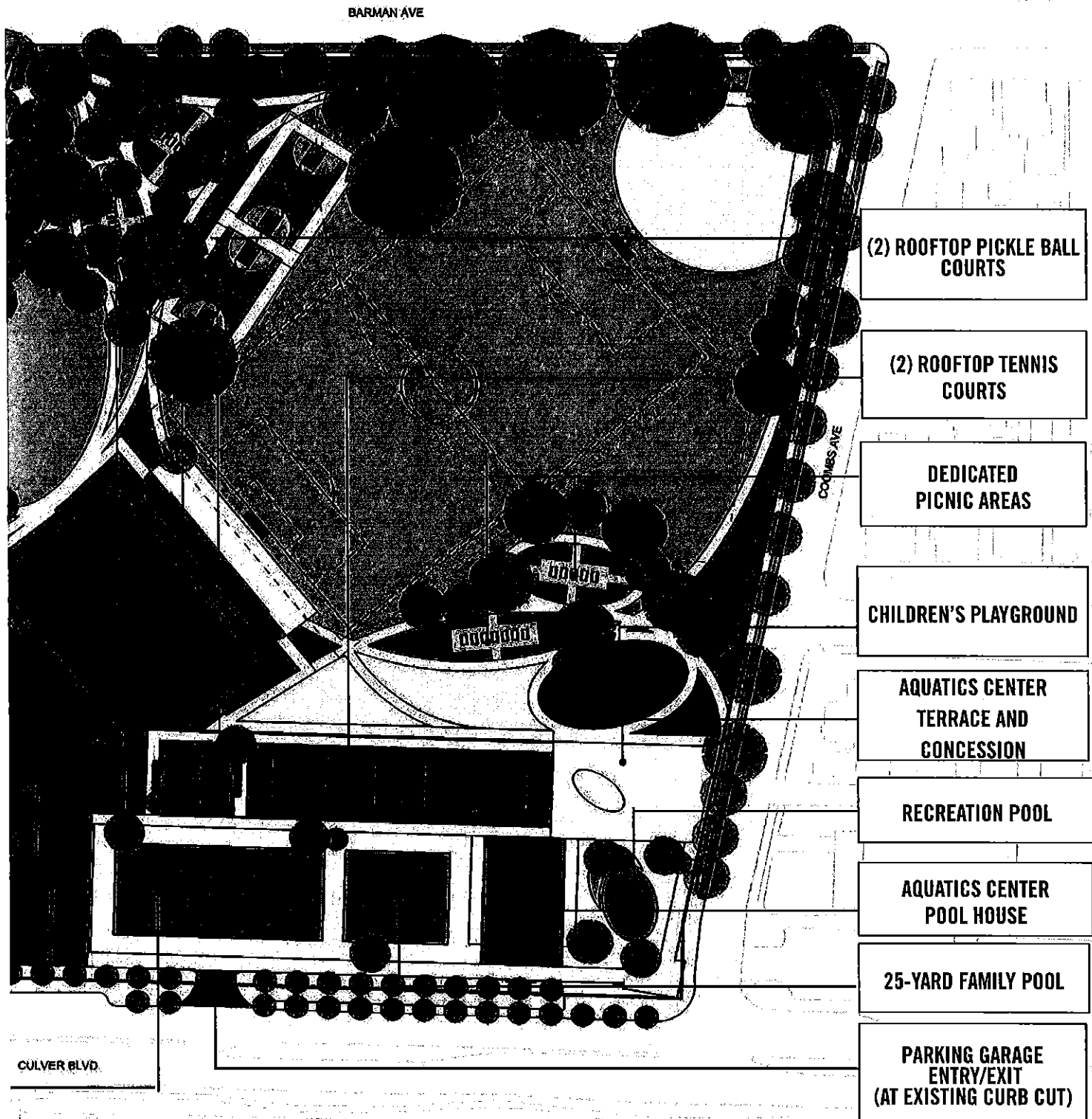


RECREATION CENTER 3-court gymnasium, children, teens and adults community center with rooftop pickleball and tennis courts



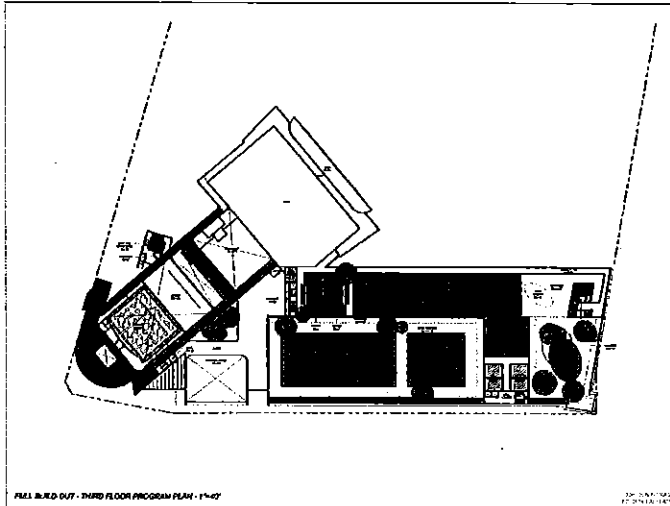
AQUATICS CENTER Three pools over 350-stall parking structure.-



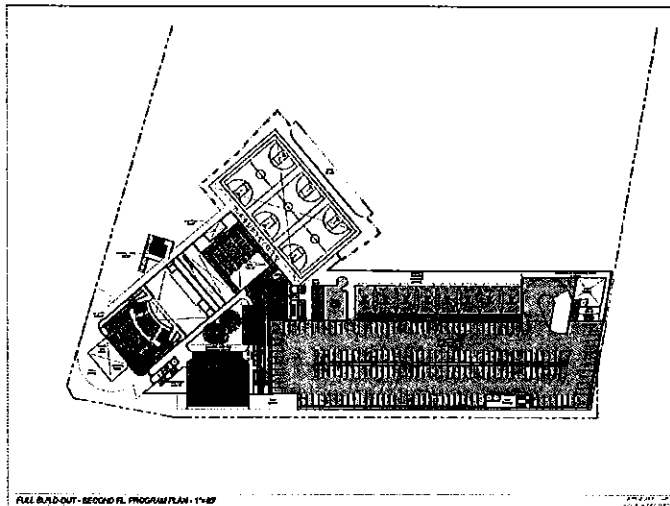
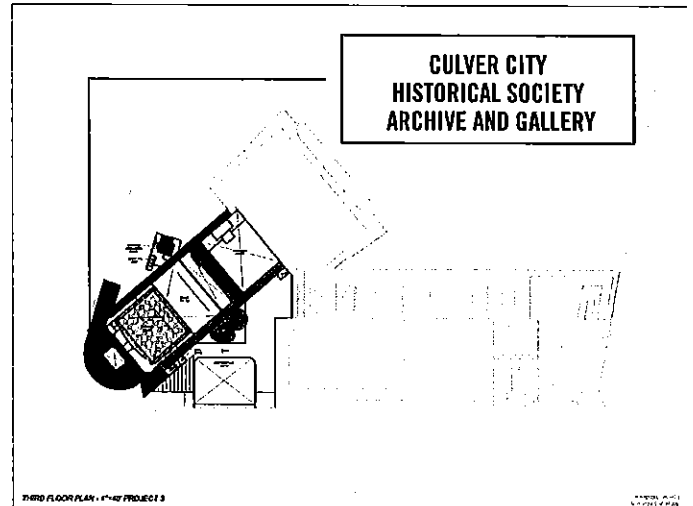


CULVER CITY VETERANS MEMORIAL PARK AT COMPLETION OF REDEVELOPMENT Consolidated new facilities occupy the north 1/3 of the park site, expanded park the south 2/3 of the site.

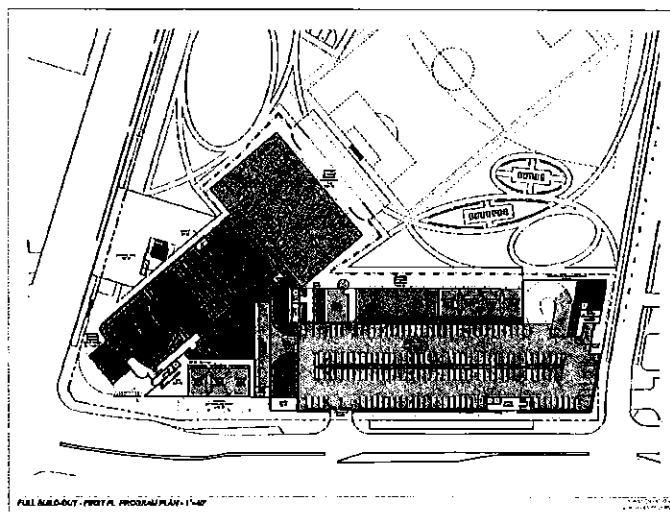
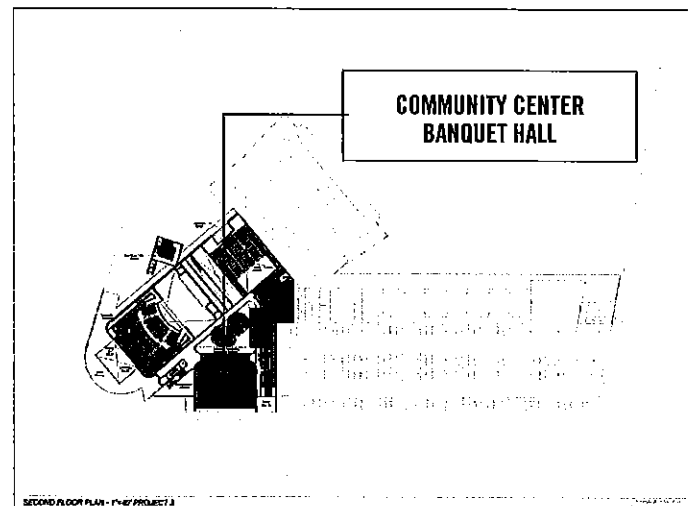
EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



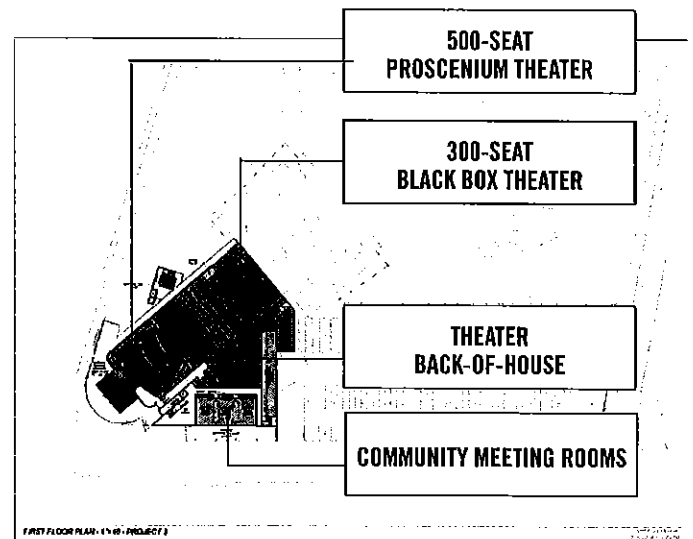
THIRD FLOOR



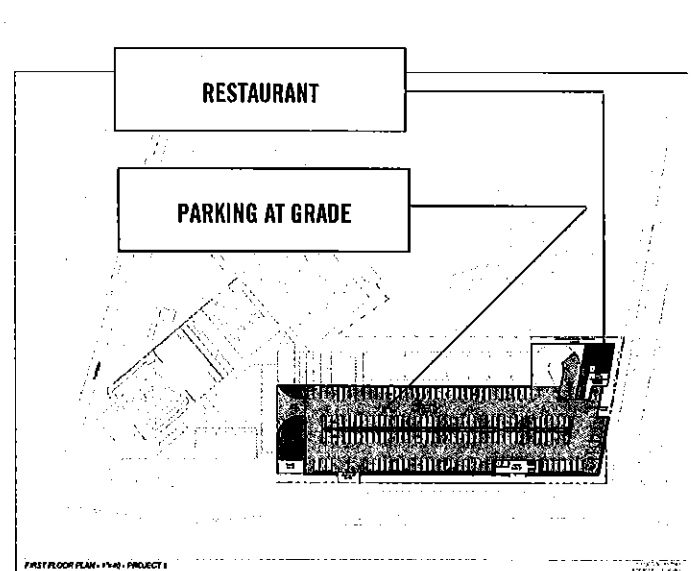
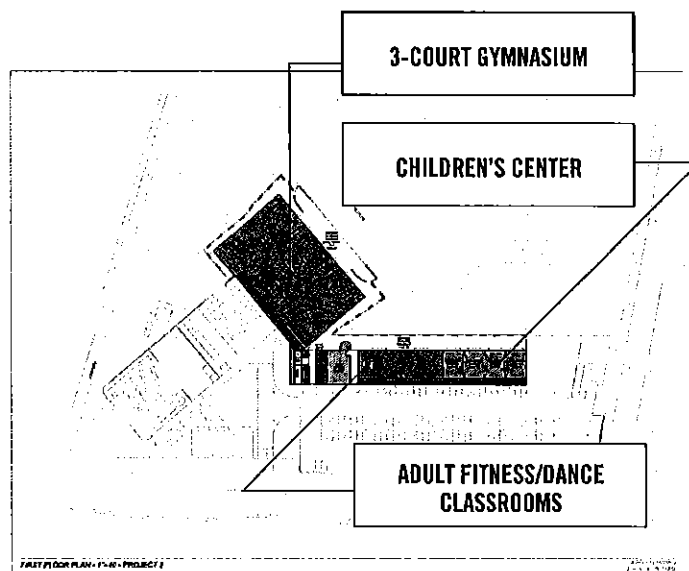
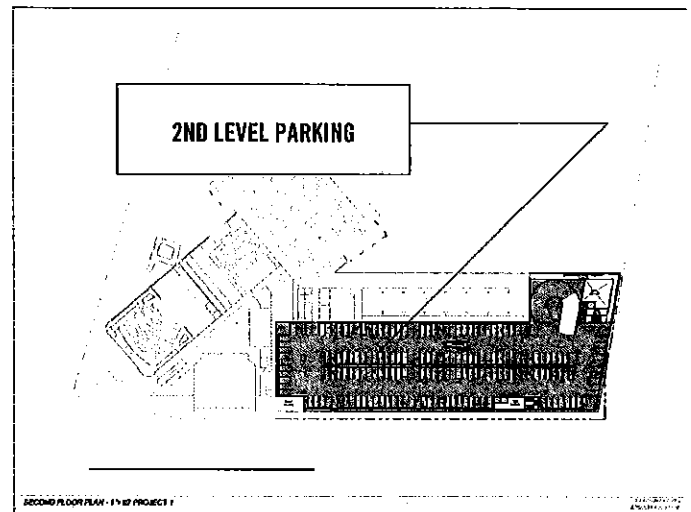
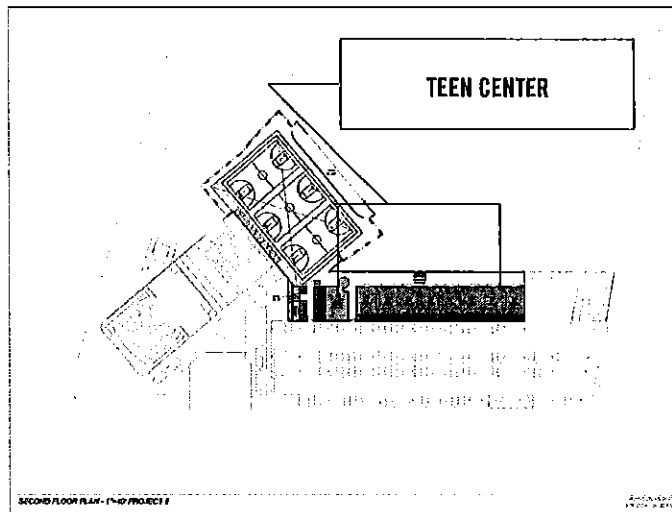
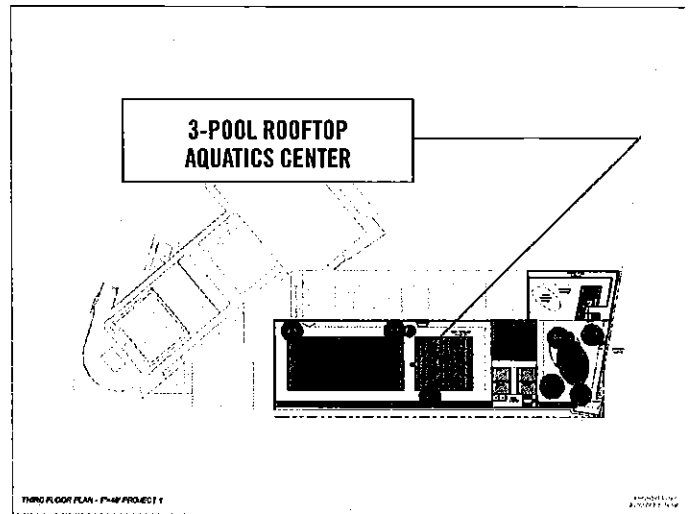
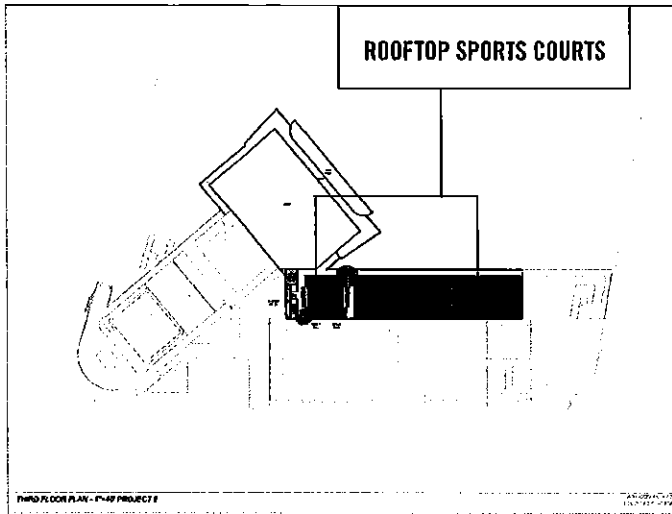
SECOND FLOOR



GROUND FLOOR



PERFORMING ARTS CENTER

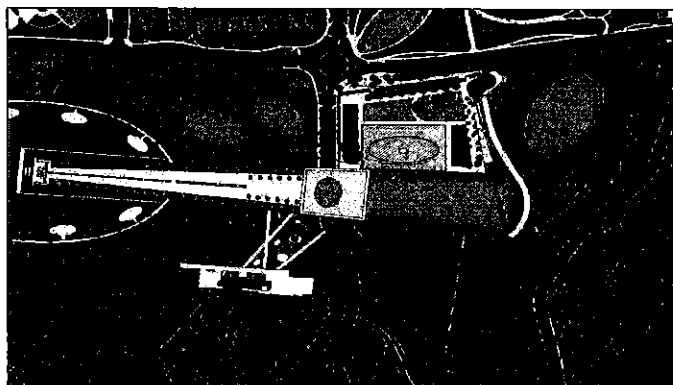


RECREATION CENTER

AQUATICS CENTER

CITY OF IRVINE GREAT PARK CENTRAL LIBRARY CONCEPT PLAN CITY OF IRVINE | IRVINE, CA

Our team assisted the city and its communities with the assessment of the communities' library needs and the anticipated relationship of the new Library with both the Great Park and future branches within the City. We developed a preliminary concept-level library program which outlines the proposed size of collection, services, spaces, and functions of the new library. In collaboration with the landscape architect for the Great Park, SWA Group, we finalized a site plan for the new library that established positive relationship with the larger park site. We provided visualizations that described how the library might be configured and shaped in subsequent phases of design.

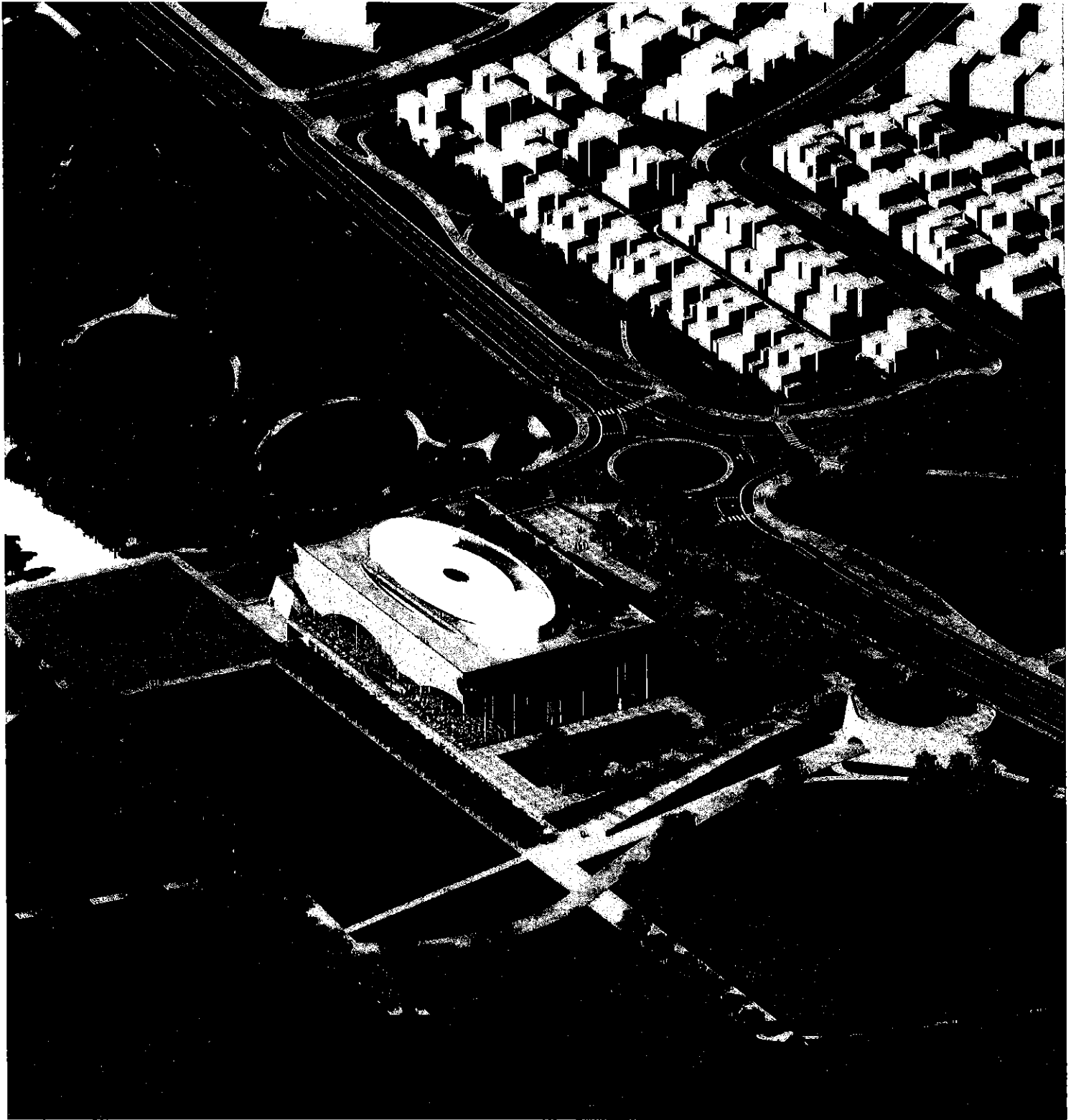


CLIENT: City of Irvine **COMPLETION:** Aug 2023 - Jan 2024

SIZE: 109,000 GSF, 2-story library with mezzanine

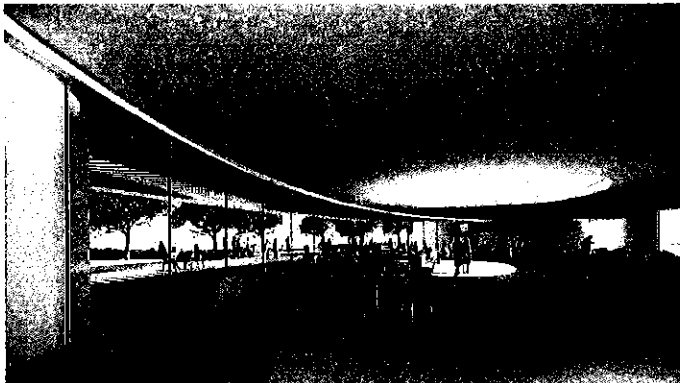
SERVICES: Feasibility study, programming, floor plans and conceptual designs **CLIENT REFERENCE** Chris Slama, Director of Community & Library Services City of Irvine, cslama@cityofirvine.org, (949) 724-6600





ABOVE LEFT The 110,000 SF library viewed from the park BELOW LEFT Site plan at completion ABOVE RIGHT Aerial view looking northeast showing new library (center right) flanking the Great Park Veterans Memorial (upper left)

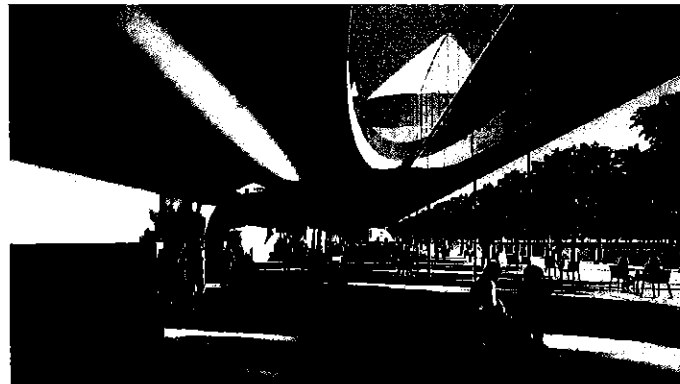
EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



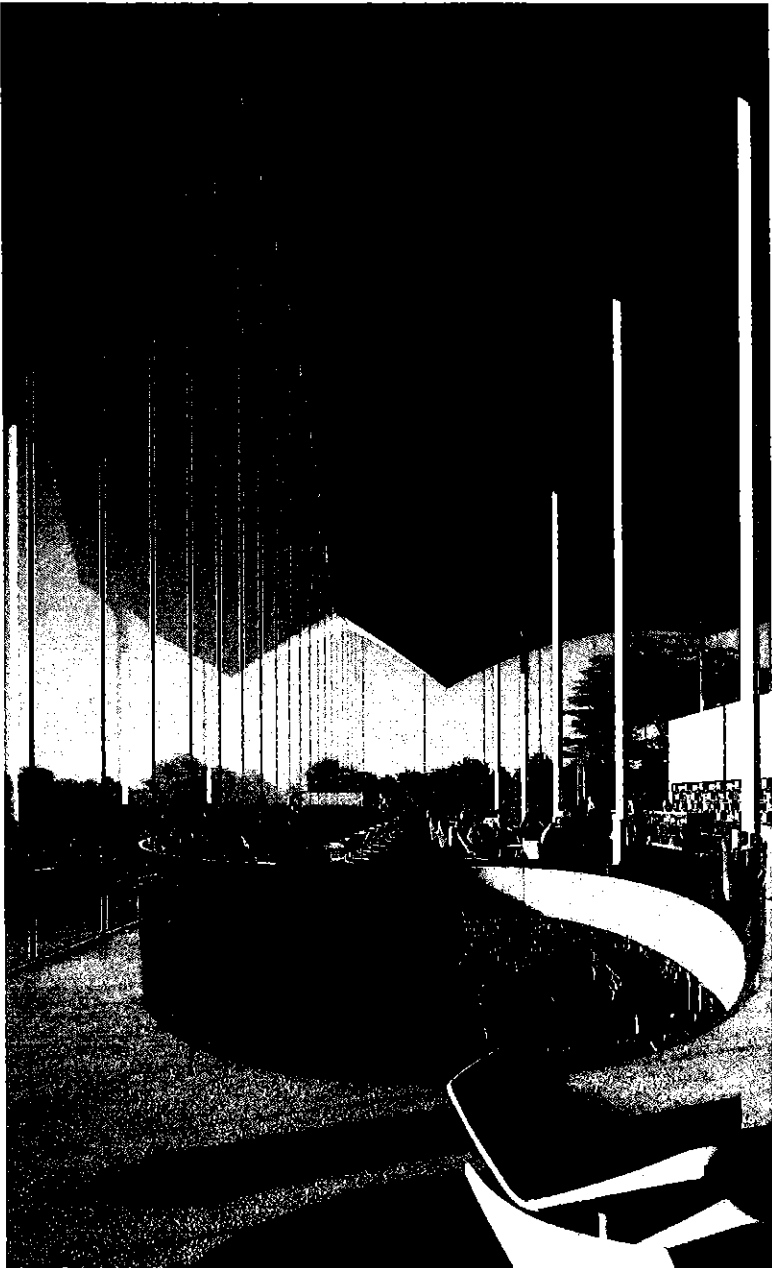
ROOFTOP COMMUNITY MEETING ROOM AND BANQUET FACILITY



PUBLIC CONCOURSE AT LIBRARY RECEPTION AND ADULT READING ROOMS



GROUND FLOOR ENTRANCE OVERLOOKING THE PARK



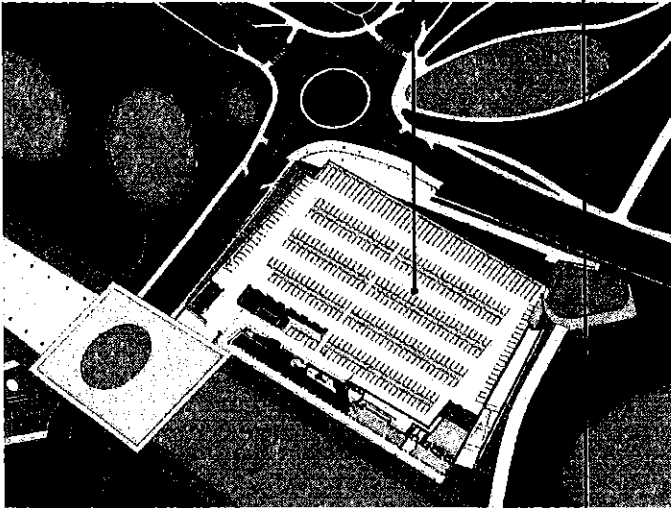
MAIN FLOOR OVERLOOKING GREAT PARK



EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS

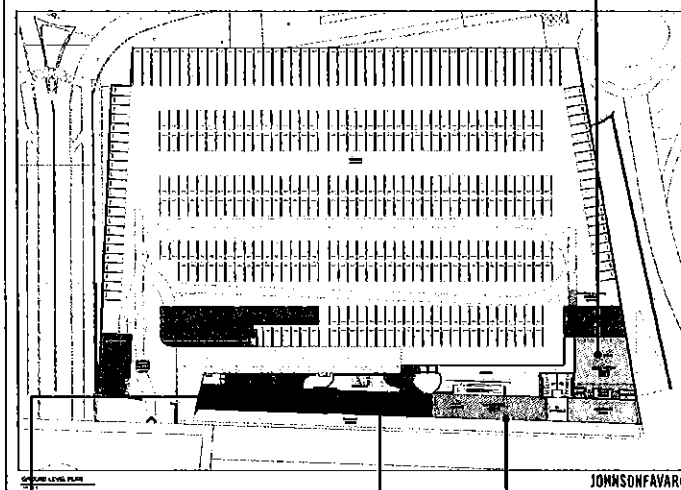
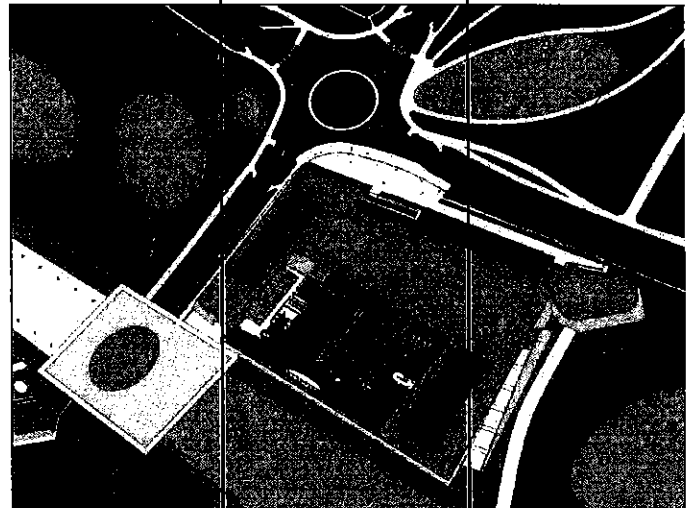
500-SEAT AUDITORIUM

400-SPACE PARKING GARAGE



TEEN LIBRARY

CULINARY CENTER

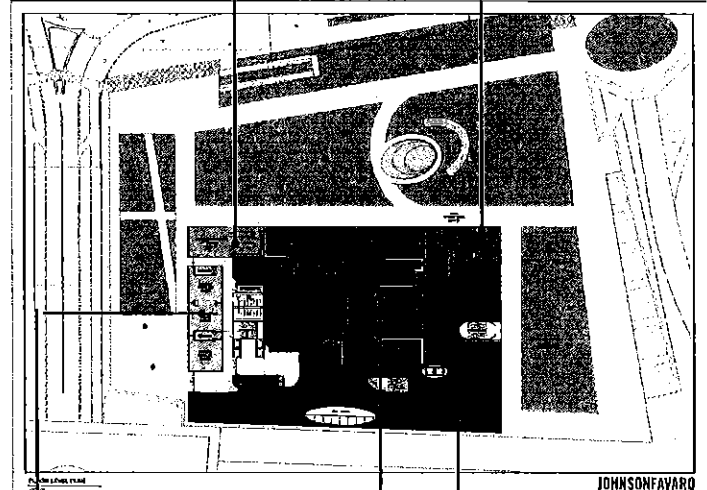


LIBRARY ENTRANCE

RESTAURANT

BOOKSTORE

GROUND FLOOR



COMMUNITY MEETING ROOMS

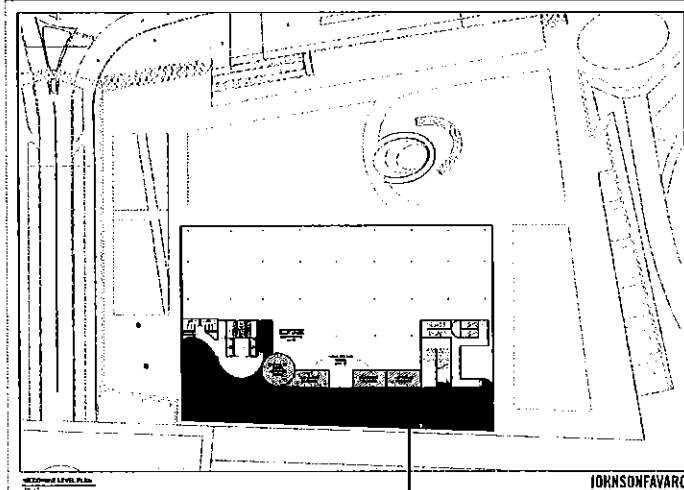
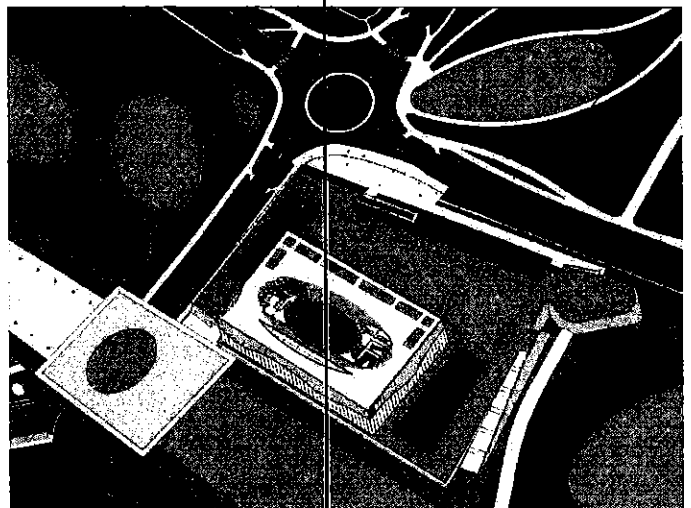
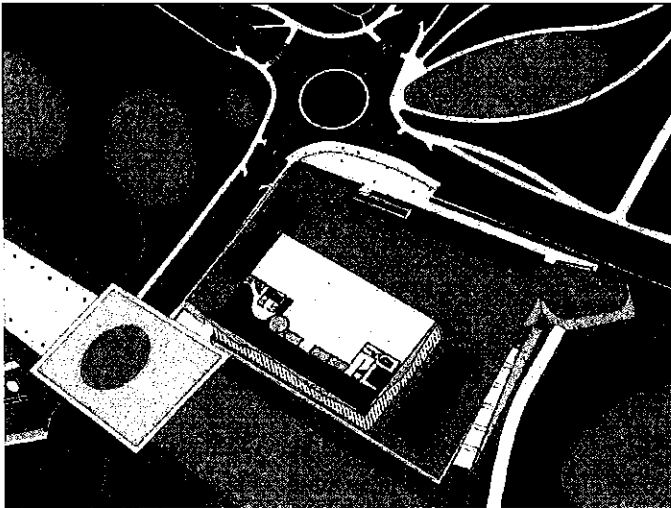
CHILDREN'S LIBRARY

ADULT LIBRARY

SECOND FLOOR

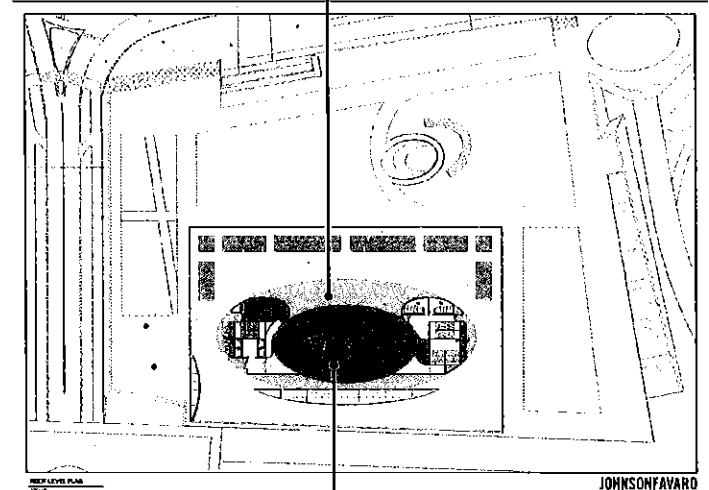
EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS

FULL SERVICE KITCHEN



SPECIAL READING ROOMS
AND ARCHIVE STORAGE AND
DISPLAY GALLERY



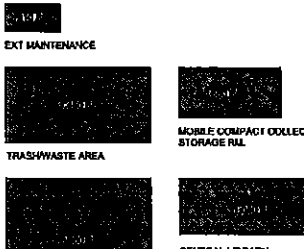

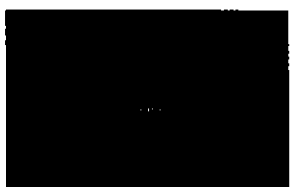













THIRD FLOOR


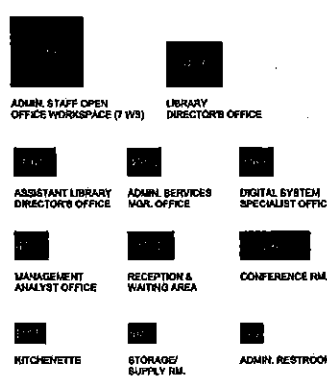
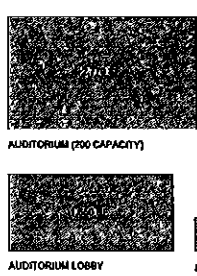


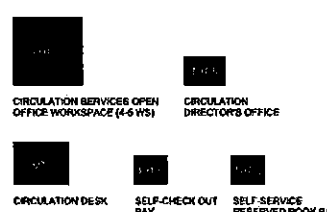
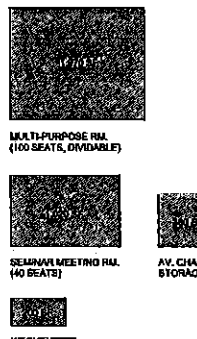



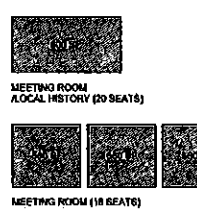

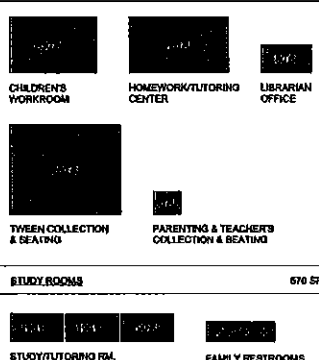

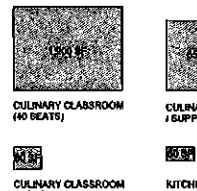

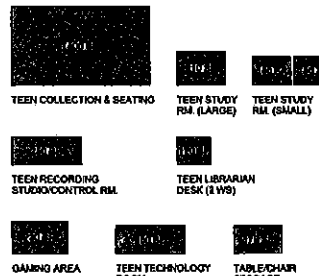
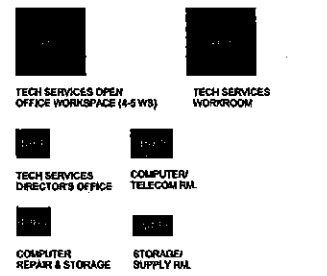


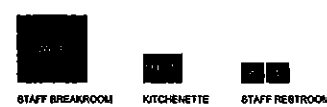


BANQUET HALL

FOURTH FLOOR

JOHNSONFAVARO | PAGE 32

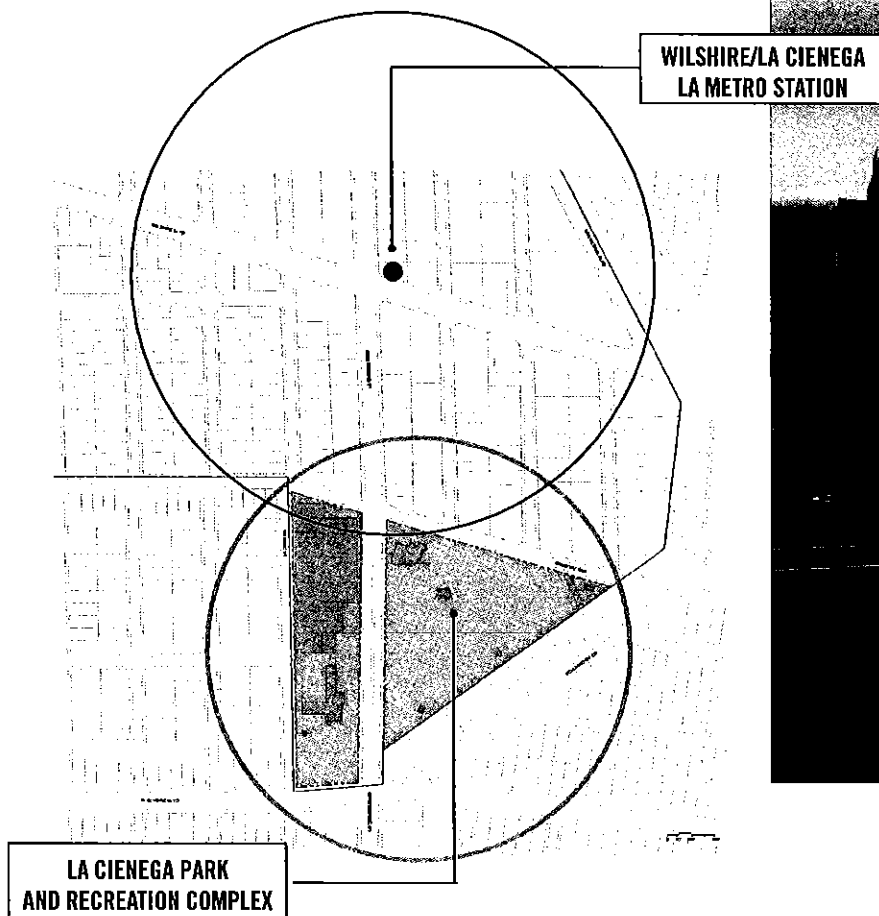
<p>FRIENDS OF THE LIBRARY 2,870 SF</p>  <p>FOTL BOOKSTORE</p> <p>FOTL BOOK STORAGE & WORKROOM</p>	<p>POPULAR LIBRARY / MARKETPLACE / LIBRARY ENTRANCE 3,050 SF</p>  <p>POPULAR LIBRARY/MARKETPLACE</p> <p>GROUND FLOOR LIBRARY ENTRANCE</p> <p>INFORMATION DESK</p> <p>20 SF</p> <p>MEDIA WALL</p>
<p>GENERAL BUILDING SERVICES 8,910 SF</p>  <p>EXT. MAINTENANCE</p> <p>TRASH/WASTE AREA</p> <p>MOBILE COMPACT COLLECTION STORAGE RM.</p> <p>GENERAL LIBRARY STORAGE RM.</p> <p>MECHANICAL/ELECTRICAL/FIRE PUMP EQUIPMENT RM.</p> <p>LOADING DOCK 1</p> <p>LOADING DOCK 2</p>	<p>ADULT COLLECTION & SEATING 12,410 SF</p> <p>FICTION 2,640 SF</p>  <p>FICTION COLLECTION & SEATING</p> <p>NON-FICTION 6,830 SF</p>  <p>NON-FICTION COLLECTION & SEATING</p>
<p>SHIPPING & RECEIVING 750 SF</p>  <p>MAIL RM.</p> <p>SHIPPING/RECEIVING</p> <p>MAINTENANCE OFFICE</p> <p>SECURITY OFFICE</p> <p>CUSTODIAL WORKROOM</p> <p>CUSTODIAL STORAGE 690 SF</p>  <p>CUSTODIAL STORAGE</p> <p>CUSTODIAL CLOSET</p>	<p>PERIODICALS COLLECTION 900 SF</p>  <p>CURRENT MAGAZINE & NEWSPAPER DISPLAY & SEATING</p> <p>REFERENCE 120 SF</p>  <p>REFERENCE SERVICES DESK</p> <p>GROUP STUDY & COLLABORATION 1,640 SF</p>  <p>STUDY ROOM (6 SEAT)</p> <p>STUDY ROOM (4 SEAT)</p>
<p>LIBRARY CAFE 6,285 SF</p>  <p>CAFE SEATING</p> <p>SERVER/COUNTER</p> <p>KITCHEN 2,325 SF</p>  <p>KITCHEN HOTLINE</p> <p>KITCHEN PREP</p> <p>KITCHEN FREEZE/FREEZER</p> <p>KITCHEN DISHWASHING</p> <p>KITCHEN DRY STORAGE</p> <p>KITCHEN OFFICE</p> <p>KITCHEN RECEIVING/DELIVERY</p>	<p>ADULT MAKER SPACE 1,100 SF</p>  <p>ADULT MAKER SPACE</p> <p>ADULT MAKER SPACE /CRAFT RM. STORAGE</p>
<p>FOOD / EVENT SERVICES RECEIVING</p>  <p>STAFF RECHARGING</p> 	<p>LITERACY CENTER 1,160 SF</p>  <p>LITERACY CENTER</p> <p>LITERACY OFFICE</p>  <p>LITERACY STUDY RM.</p>  <p>LITERACY WORKROOM</p>

CHILDREN'S LIBRARY	11,338 SF	STAFF OFFICES & WORKROOMS	7,632 SF	PUBLIC MEETING ROOMS	10,860 SF	SPECIAL COLLECTIONS	6,300 SF
CHILDREN'S COLLECTION & SEATING 6,340 SF  <p>CHILDREN'S AV COLLECTION & SEATING CHILDREN'S DESK CHILDREN'S ENTRANCE (INT.) EARLY CHILDHOOD PLAY AREA CHILDREN'S LIBRARY STORAGE</p>		ADMINISTRATION 2,101 SF  <p>ADMIN. STAFF OPEN OFFICE WORKSPACE (7 WS) LIBRARY DIRECTOR'S OFFICE ASSISTANT LIBRARY DIRECTOR'S OFFICE ADMIN. SERVICES MGR. OFFICE DIGITAL SYSTEM SPECIALIST OFFICE MANAGEMENT ANALYST OFFICE RECEPTION & WAITING AREA CONFERENCE RM. KITCHENETTE STORAGE/SUPPLY RM. ADMIN. RESTROOM</p>		AUDITORIUM 4,830 SF  <p>AUDITORIUM (200 CAPACITY) AUDITORIUM LOBBY STORAGE SOUND BOOTH</p>		AV COLLECTION & SEATING 200 SF  <p>AV COLLECTION & SEATING</p>	
STORYTIME 1,220 SF  <p>CHILDREN'S STORYTIME AREA STORYTIME STORAGE</p>		CIRCULATION SERVICES 1,849 SF  <p>CIRCULATION SERVICES OPEN OFFICE WORKSPACE (4-6 WS) CIRCULATION DIRECTOR'S OFFICE CIRCULATION DESK SELF-CHECK OUT BAY SELF-SERVICE RESERVED BOOK BAY</p>		PLINTH LEVEL MEETING ROOM 3,570 SF  <p>MULTI-PURPOSE RM. (100 SEATS, DIVIDABLE) SEMINAR/MEETING RM. (40 SEATS) AV. CHAIR, TABLE, STORAGE RM. KITCHENETTE</p>		LOCAL HISTORY COLLECTION & SEATING 800 SF  <p>LOCAL HISTORY COLLECTION & SEATING</p>	
MAKER SPACE 1,140 SF  <p>MAKER SPACE MAKER STORAGE</p>		SPECIAL COLLECTIONS 400 SF  <p>SPECIAL COLLECTIONS SPECIAL COLLECTIONS WORKROOM</p>		MEZZANINE LEVEL MEETING ROOM 2,480 SF  <p>MEETING ROOM (LOCAL HISTORY) (20 SEATS) MEETING ROOM (18 SEATS)</p>		INTERNATIONAL LANG. COLLECTION & SEATING 3,000 SF  <p>INTERNATIONAL LANG. COLLECTION & SEATING</p>	
STUDY ROOMS 670 SF  <p>CHILDREN'S WORKROOM HOMEWORK/TUTORING CENTER LIBRARIAN OFFICE TEEN COLLECTION & SEATING PARENTING & TEACHER'S COLLECTION & SEATING STUDY/TUTORING RM. FAMILY RESTROOMS</p>		ACQUISITIONS & TECHNICAL PROCESSING 750 SF  <p>ACQUISITIONS OPEN OFFICE WORKSPACE (4-6 WS) ACQUISITIONS DIRECTOR'S OFFICE</p>		CULINARY / NUTRITION CENTER 1,980 SF  <p>CULINARY CLASSROOM (40 SEATS) CULINARY TEACHING KITCHEN / SUPPORT KITCHEN CULINARY CLASSROOM STORAGE KITCHEN STORAGE</p>		SPECIAL COLLECTIONS EXHIBIT AREA 1,000 SF  <p>SPECIAL COLLECTIONS EXHIBITIONS AREA</p>	
TEEN COLLECTIONS 1,515 SF  <p>TEEN RECORDING STUDIO/CONTROL RM. TEEN LIBRARIAN DESK (1 WS) GAMING AREA TEEN TECHNOLOGY ROOM TABLE/CHAIR STORAGE</p>		TECH SERVICES 1,669 SF  <p>TECH SERVICES OPEN OFFICE WORKSPACE (4-5 WS) TECH SERVICES WORKROOM TECH SERVICES DIRECTOR'S OFFICE COMPUTER/TELECOM RM. COMPUTER REPAIR & STORAGE STORAGE/SUPPLY RM.</p>		ROOFTOP READING ROOM & EVENTS TERRACE 7,650 SF  <p>READING ROOM / EVENTS ROOM CATERING KITCHEN STORAGE</p>		MARINE CORPS RESEARCH LIBRARY 1,300 SF  <p>MARINE CORPS RESEARCH COLLECTION & SEATING MARINE CORPS RESEARCH LIBRARY WORKROOM</p>	
		STAFF SUPPORT 853 SF  <p>STAFF BREAKROOM KITCHENETTE STAFF RESTROOMS</p>					

LEFT Numerical representation of library component space requirements RIGHT Graphic representation of library component space requirements

CITY OF BEVERLY HILLS LA CIENEGA PARK AND RECREATION COMPLEX MASTER PLAN CITY OF BEVERLY HILLS | BEVERLY HILLS, CA

This master plan provides a road map for the redevelopment of the 17-acre La Cienega Park and Recreation Complex in Beverly Hills. The plan provides for 12-acres of ball fields and park open space, a community center, recreation center, aquatics center and tennis center. A key feature of the plan is a platform built over La Cienega Boulevard to both expand and unite the park of which 10 acres reside on the east side and 7 acres on the west side. The 175,000 SF facility includes a three court gymnasium, fitness and dance studios, a two pool aquatic center, 47,500 SF community meeting center, an 8-court indoor tennis center and 8 rooftop tennis courts.



CLIENT: City of Beverly Hills **COMPLETION:** Aug 2018 - Oct 2019 **SIZE:** 17-acre park with 60,000 SF in building floor area.

JOHNSON FAVARO TEAM: Jim Favaro, Principal-in-Charge, Steve Johnson, Principal, Project Architect

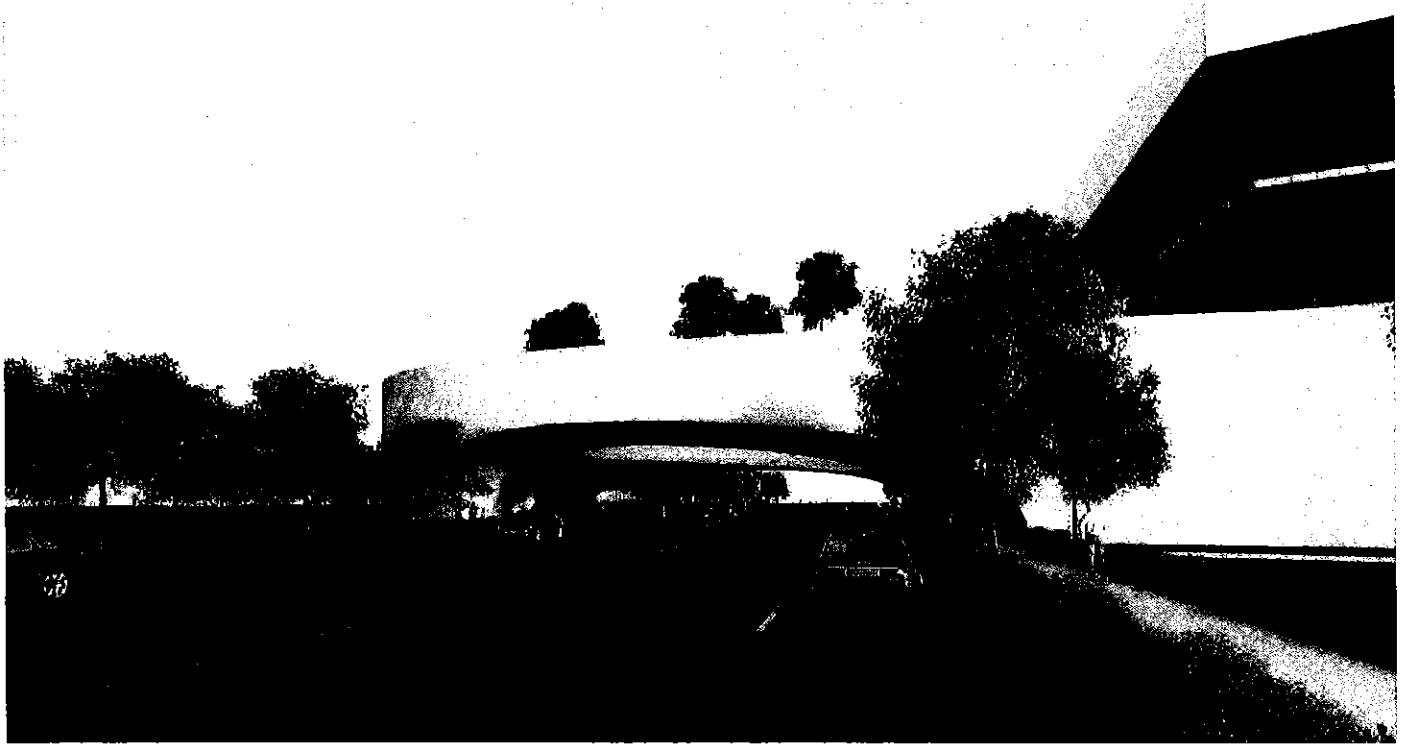
CLIENT REFERENCE Nancy Hunt-Coffey, City Manager, City of Beverly Hills, (310) 288-2200, nhuntcoffey@beverlyhills.org

.AN



LEFT Vicinity map showing proximity of new LA Metro Station at Wilshire Boulevard and La Cienega Boulevard within walking distance to Beverly Hills La Cienega Park and Recreation Complex ABOVE RIGHT New community recreation center and elevated park expansion over La Cienega boulevard viewed from new ball fields looking east.

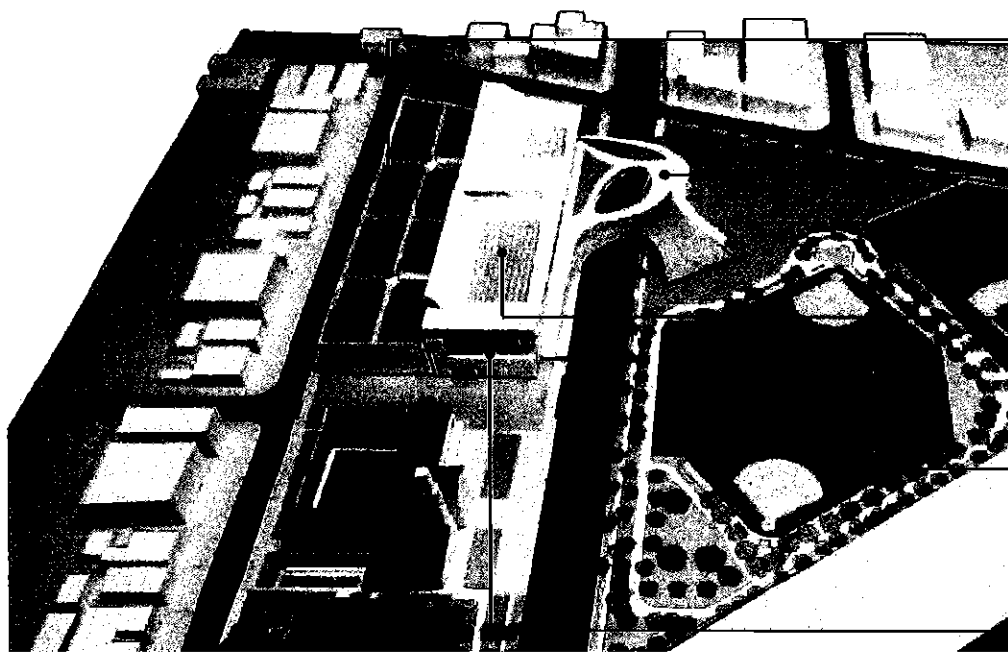
EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



ELEVATED PARK EXPANSION OVER LA CIENEGA BOULEVARD LOOKING SOUTH (New community recreation center above right)



ELEVATED PARK EXPANSION (La Cienega Boulevard below, 3-court gymnasium right, sports fields far left)



16-COURT TENNIS CENTER

ELEVATED PARK
EXTENSION

3-POOL AQUATICS CENTER

EXPANDED BASEBALL
AND SOCCER FIELDS

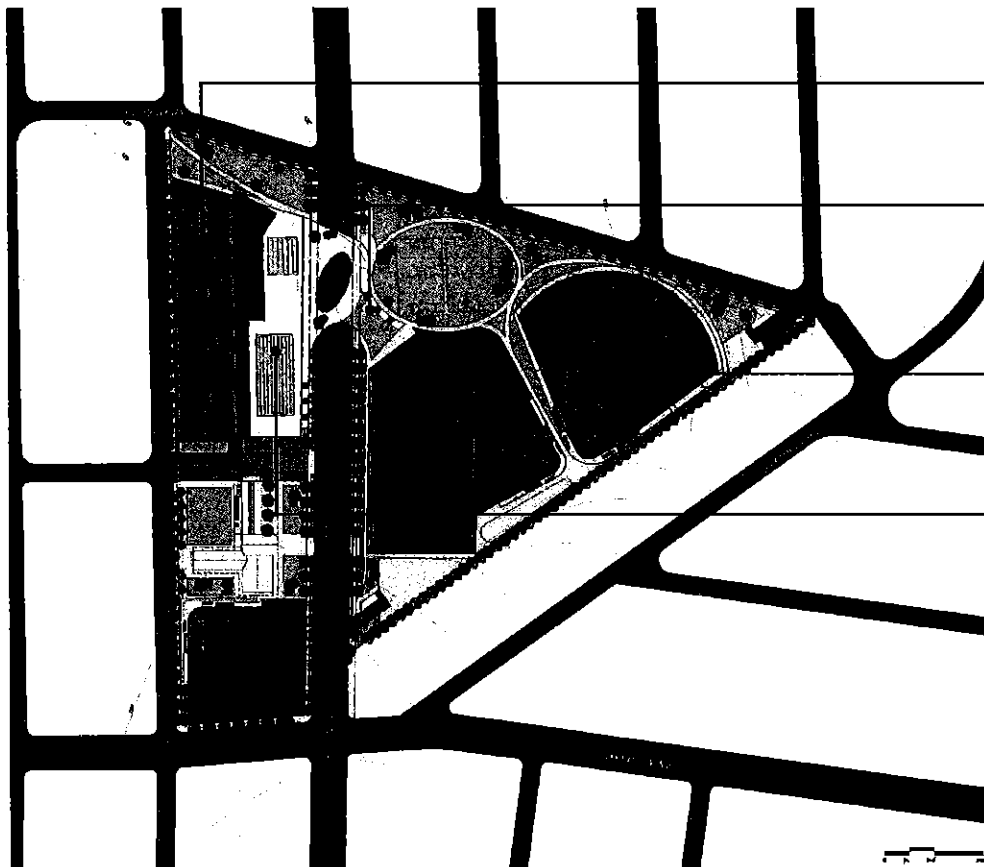
COMMUNITY
RECREATION CENTER
OVER PARKING

16-COURT TENNIS CENTER

ELEVATED PARK
EXTENSION

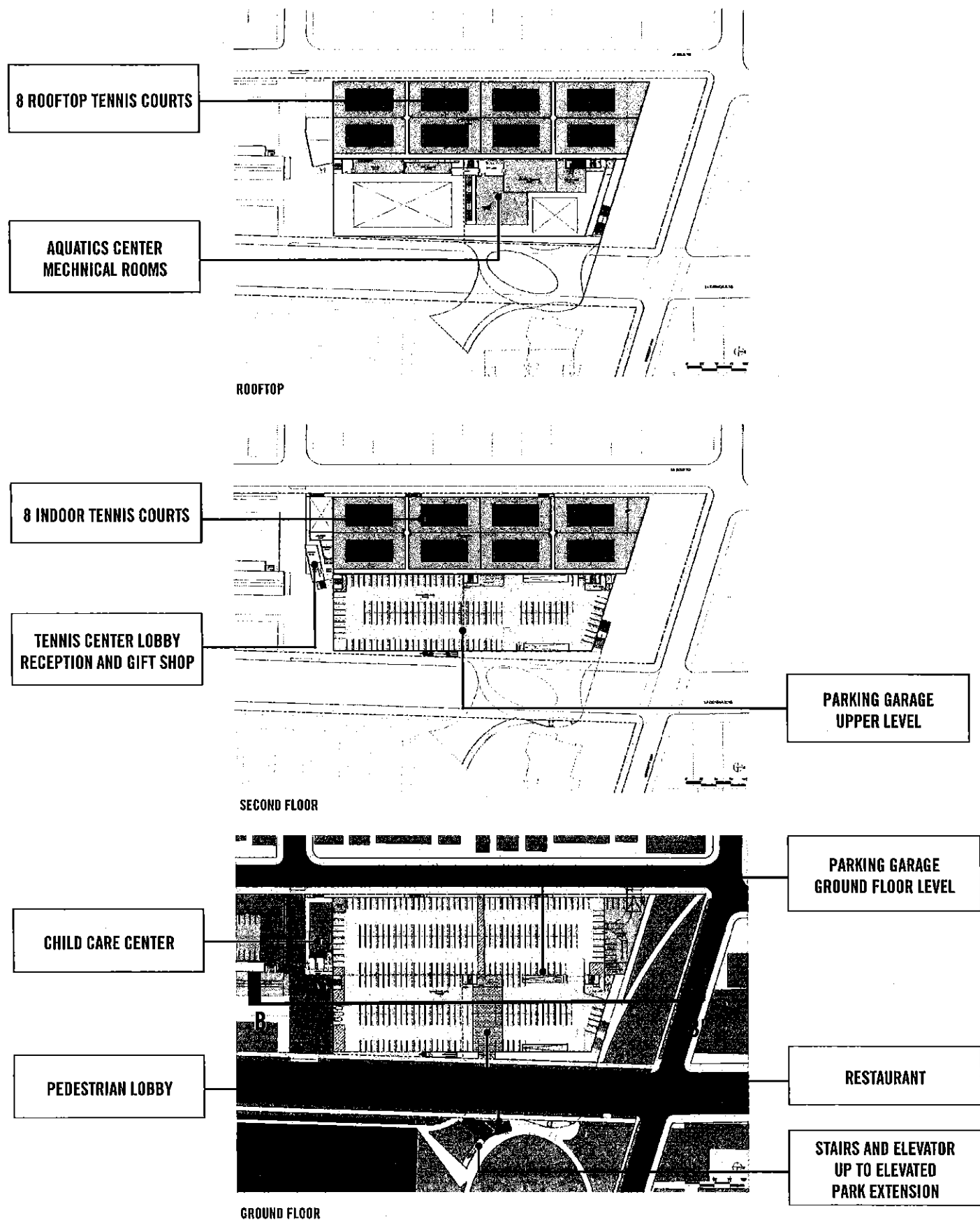
EXPANDED BASEBALL AND
SOCCER FIELDS

2-POOL AQUATICS CENTER



ABOVE RIGHT Massing model BELOW RIGHT Site plan at completion of redevelopment

EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



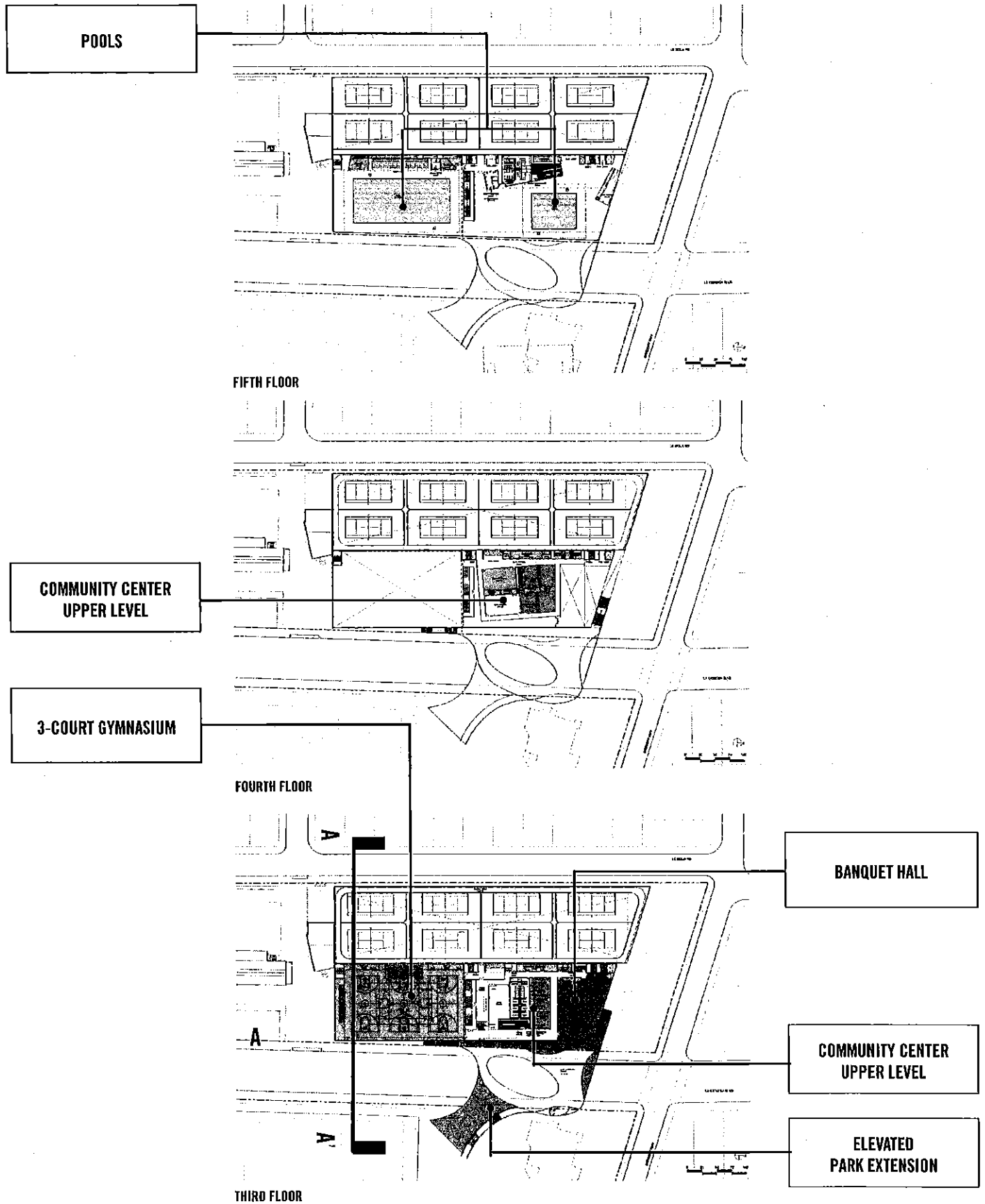
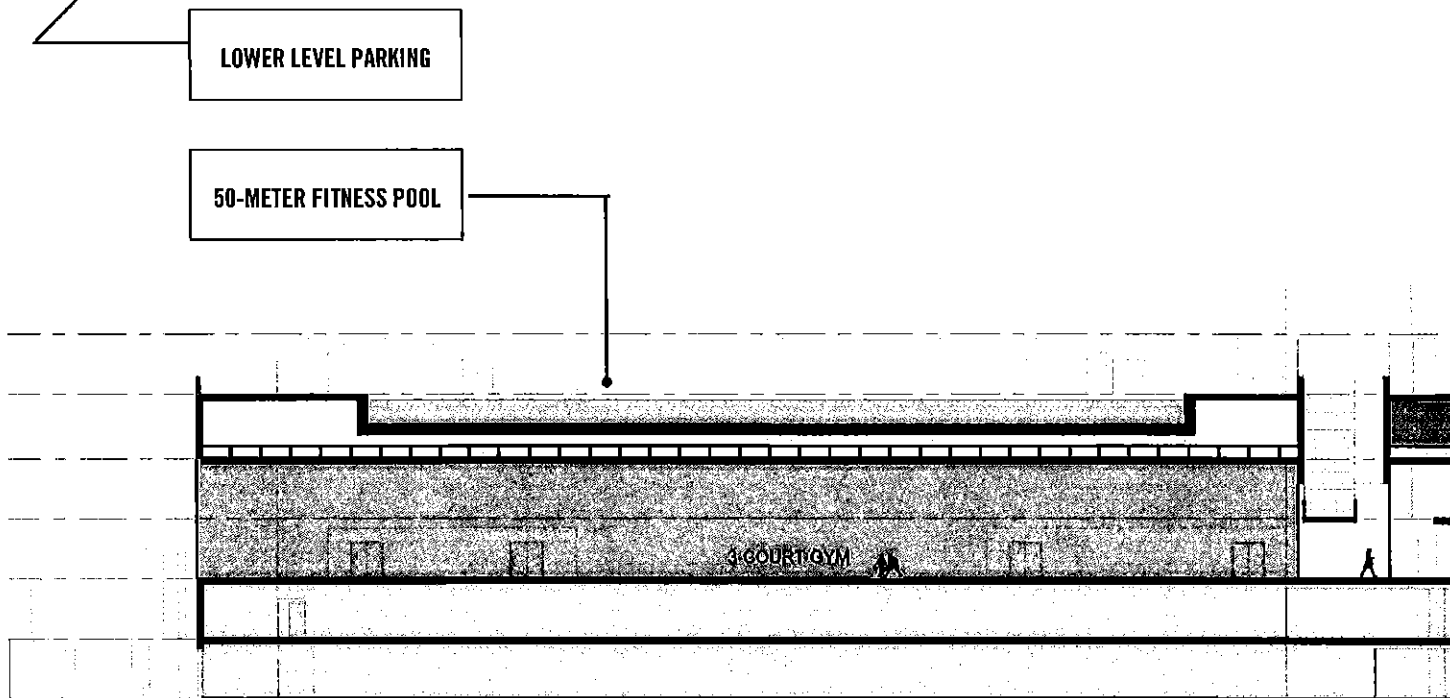
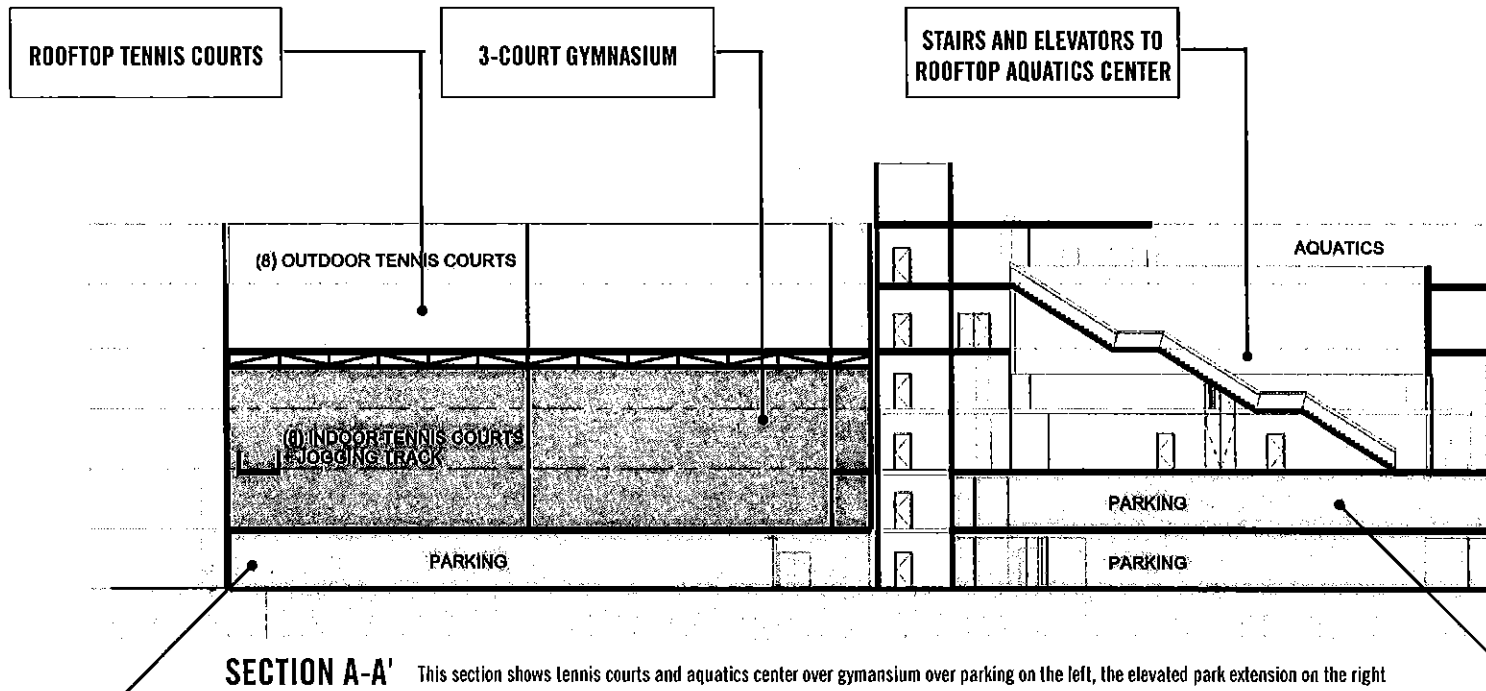
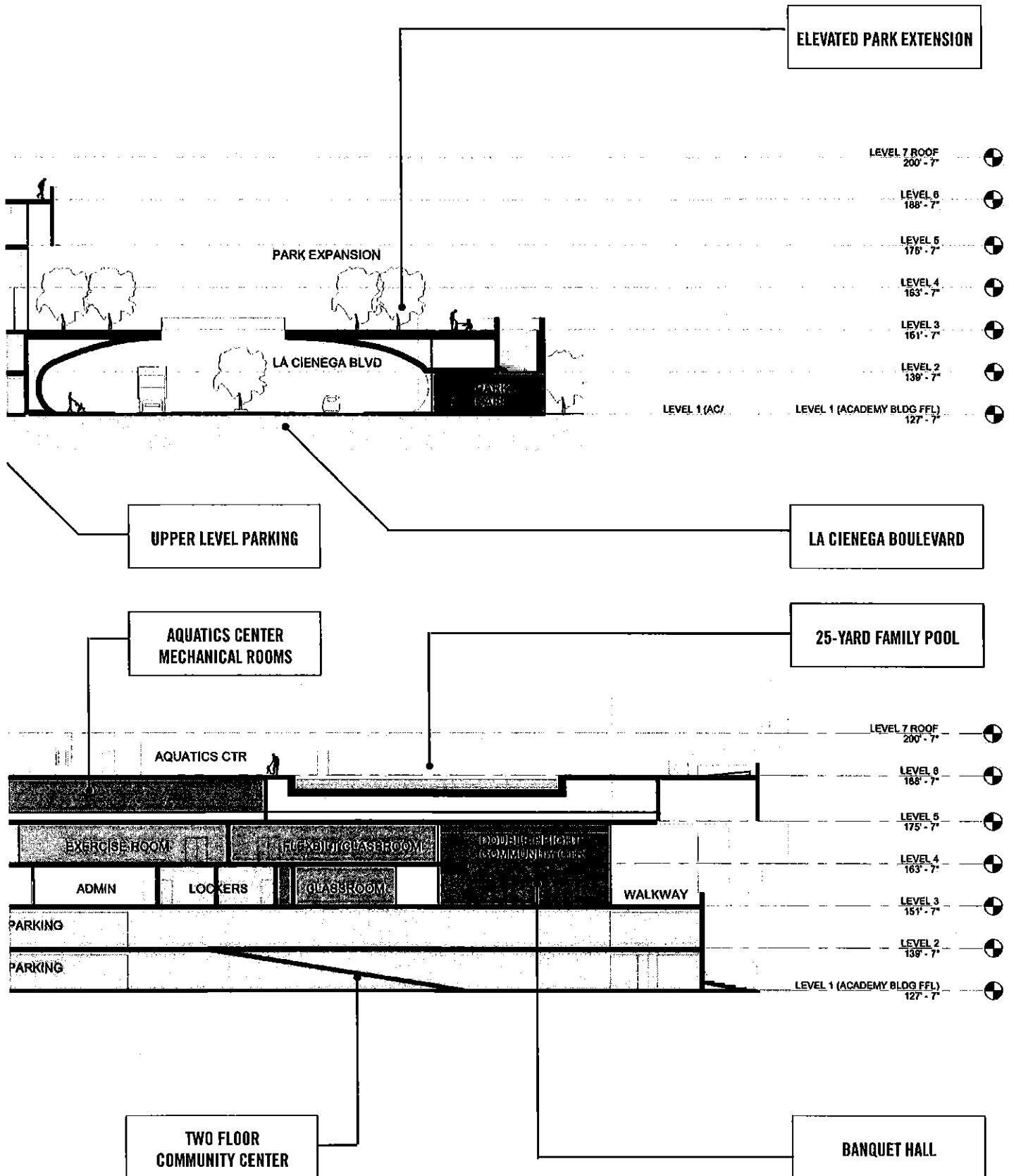


EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



ABOVE East-west lateral section looking north. **BELOW** North-south longitudinal section looking west.

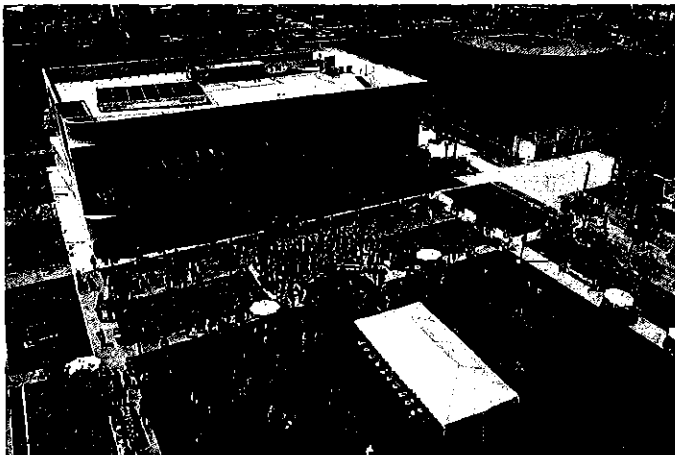


COSTA MESA LIONS PARK REDEVELOPMENT MASTER PLAN, NEW LIBRARY AND COMMUNITY CENTER RENOVATION

COUNTY OF ORANGE/CITY OF COSTA MESA | COSTA MESA, CA

The master plan provides a road map for the redevelopment of Lions Park. Phase 1 the new Costa Mesa branch of the County of Orange Public Library occupies the site adjacent to the existing Neighborhood Community Center which was removed to accommodate expanded park open space. The new 22,500 SF two-story library includes two community meeting rooms, the marketplace, friends-of-the-library bookstore, teen library, children's library, adult technology stations, study rooms, readers seats and collections. The old library has been renovated to accommodate a 350 seat community meeting center.

LEED GOLD



CLIENT: City of Costa Mesa, County of Orange

COMPLETION: Dec 2015 - Feb 2020

SIZE AND COST: Library: 22,500 SF; \$16M; Community Meeting Center: 8,500 SF; \$8M; Lions Park Redevelopment: \$3M

JOHNSON FAVARO TEAM: Jim Favaro, Principal-in-Charge; Steve Johnson, Principal, Project Architect; Brian Davis, Associate Principal; Ryan Ekstrom, Design Associate

CLIENT REFERENCE Tamara Letourneau, Former Assistant City Manager, City of Costa Mesa; (949) 362-4300; tletourneau@cityoflagunaniguel.org



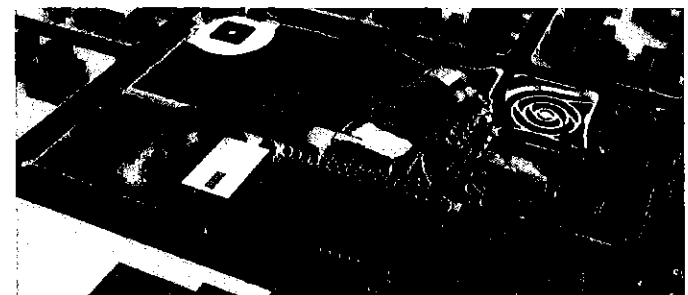
OPTION 1: Existing community center becomes new library, existing library becomes new community center



OPTION 2: New library in library parking lot north of existing community center to be removed

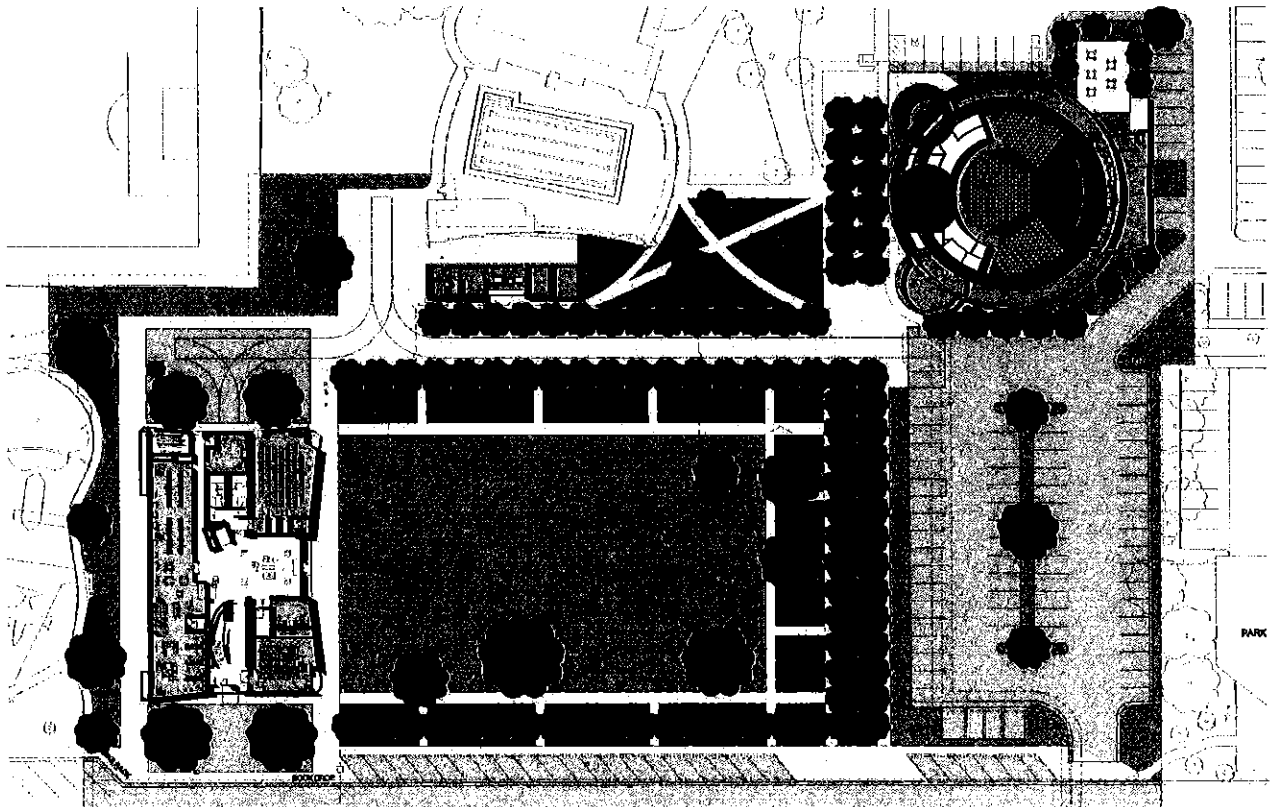
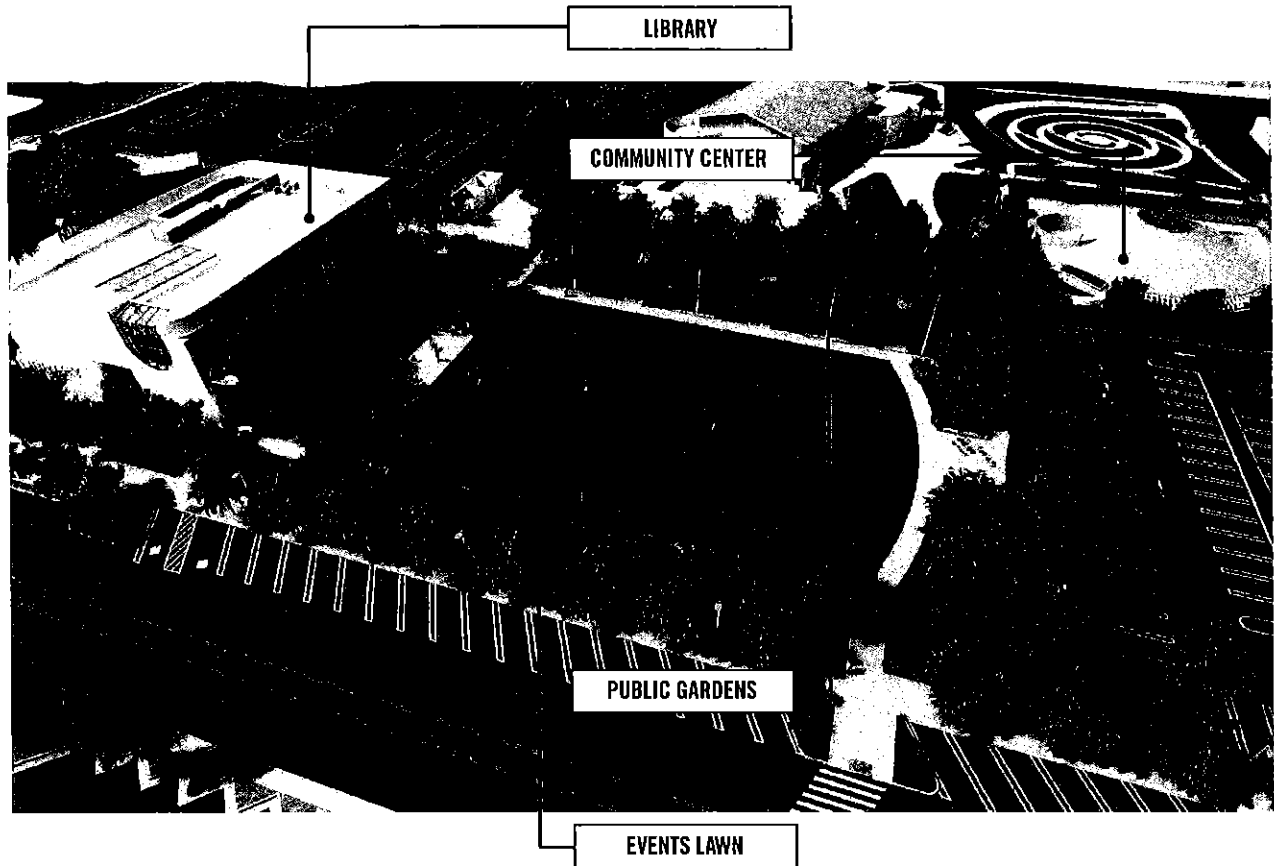


OPTION 3: New library in front of existing community center to be removed

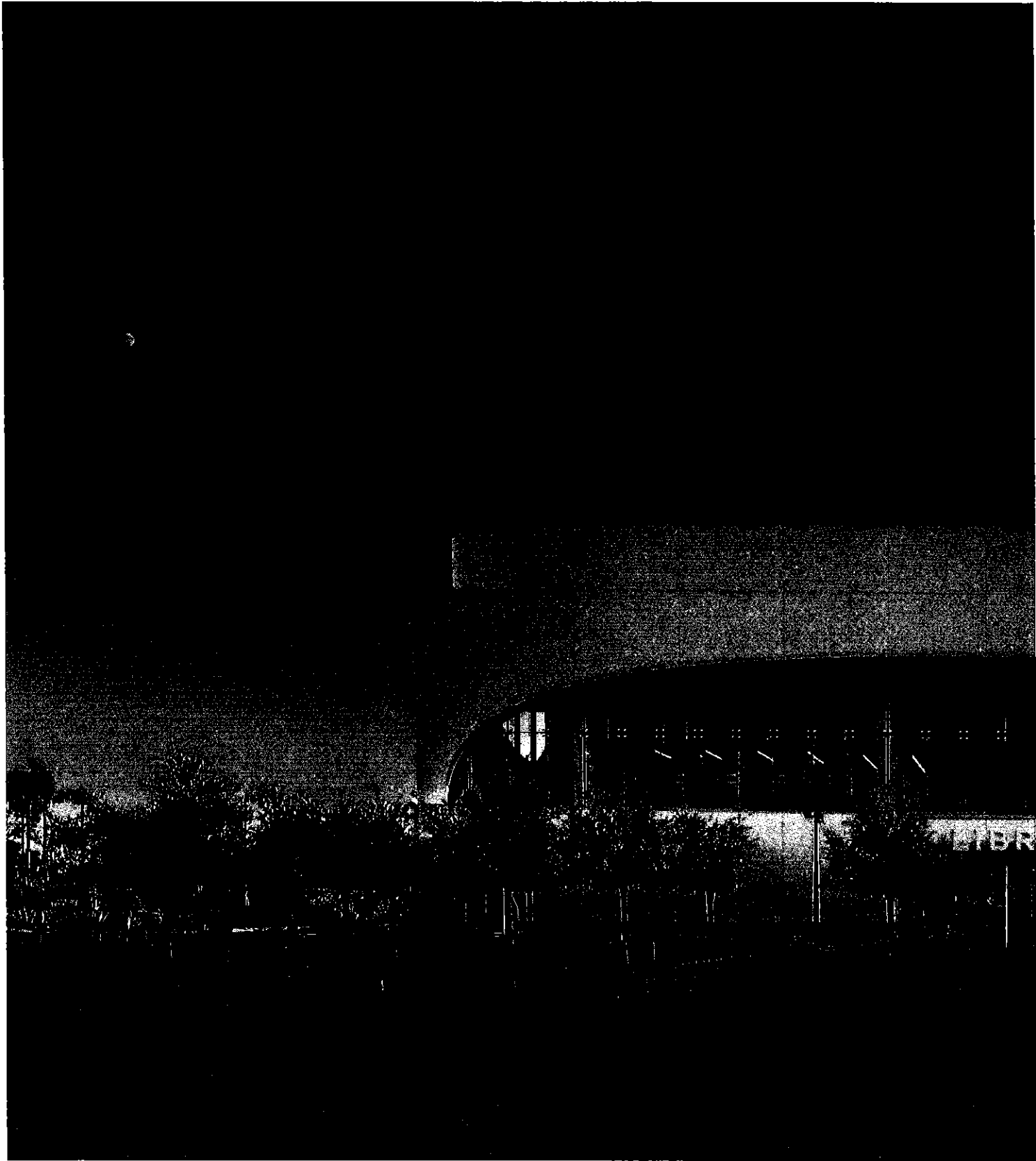


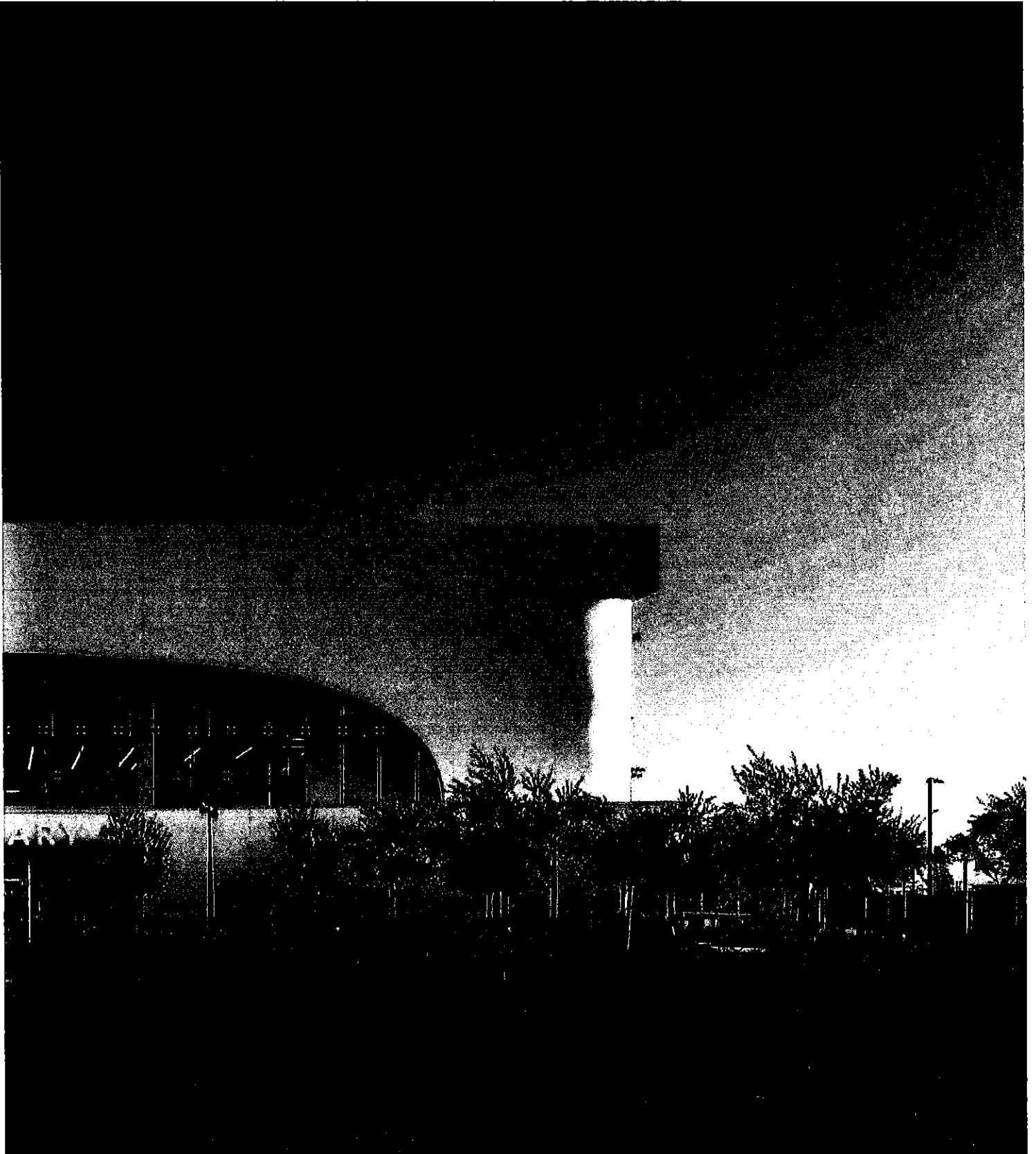
OPTION 4: New library south of existing community center to be removed, existing library renovated to become new community meeting center

ABOVE LEFT Library facing the one-acre events lawn. **ABOVE RIGHT** Options considered in the replacement and relocation of the library.



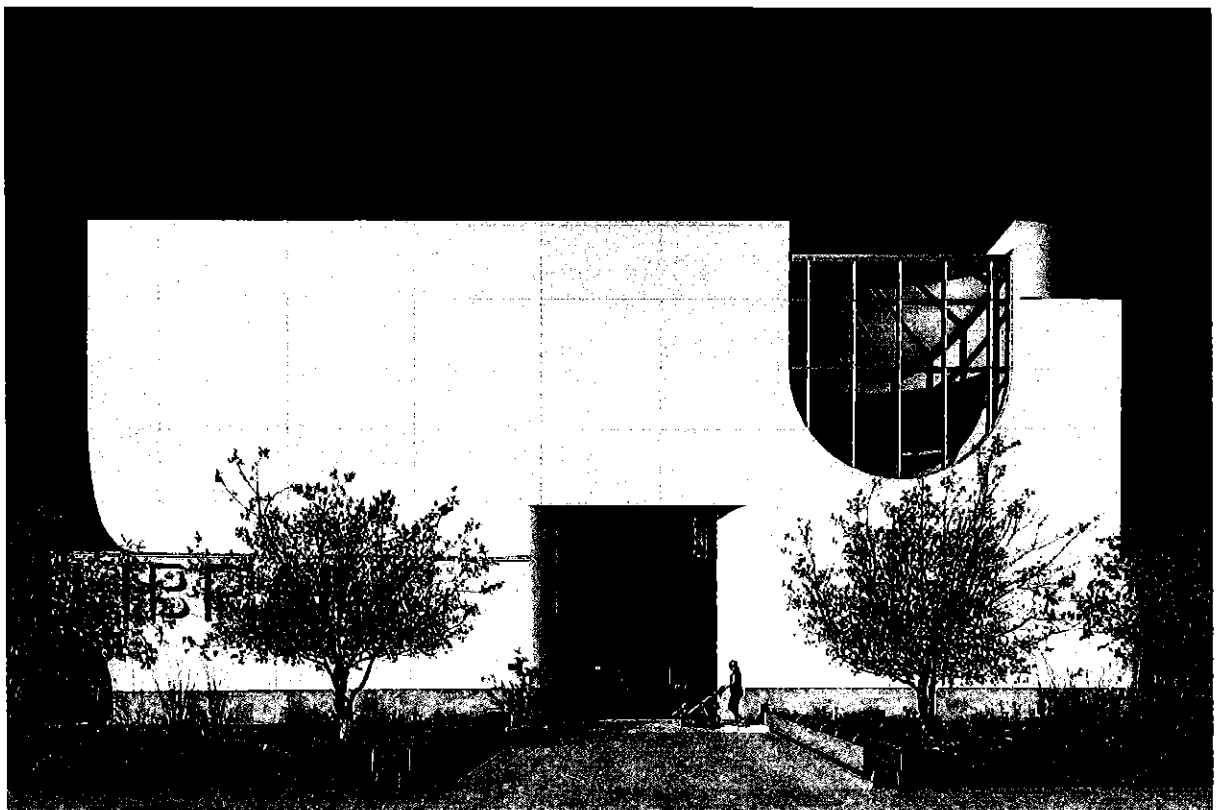
TOP Aerial view of great lawn with library at left and community center at upper right. **BELOW** Site plan of library at lower left, community center at upper right and great lawn between them





NEW LIBRARY OVERLOOKING THE NEW COMMUNITY EVENTS LAWN

EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



ABOVE LEFT Northeast corner showing two library entrances and corner community meeting room **BELOW LEFT** Main library entrance

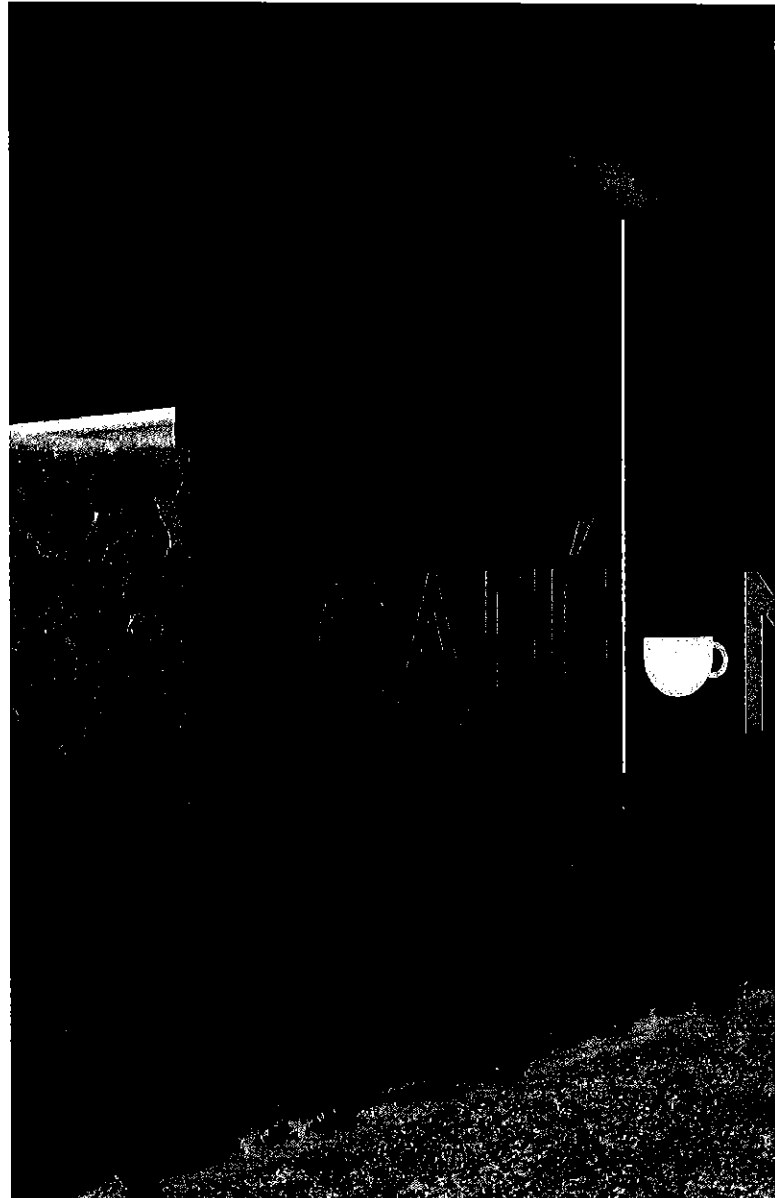


ABOVE RIGHT Adult reading room BELOW RIGHT Teen library

COSTA MESA LIONS PARK EVENTS LAWN AND CAFÉ

CITY OF COSTA MESA | COSTA MESA, CA

With the new library and community center renovation complete, the newest component of the Lions Park Redevelopment project is the addition of a park café and garden. Its construction will complete in Q1 2025. This facility will provide concessions for the events lawn, library and park in general, as well as generous adjacent outdoor seating embedded within the garden areas and overlooking the events lawn.



CLIENT: City of Costa Mesa **COMPLETION:** Q3 2024

SIZE: 1,226 GSF **JOHNSON FAVARO TEAM:** Jim Favaro, Principal-in-Charge; Steve Johnson, Principal, Project Architect; Brian Davis, Associate Principal; Ryan Ekstrom, Design Associate

CLIENT REFERENCE Arash Rahimian, Senior Engineer, City of Costa Mesa Department of Public Works,
arash.rahimian@costamesaca.gov, (714) 754-5096

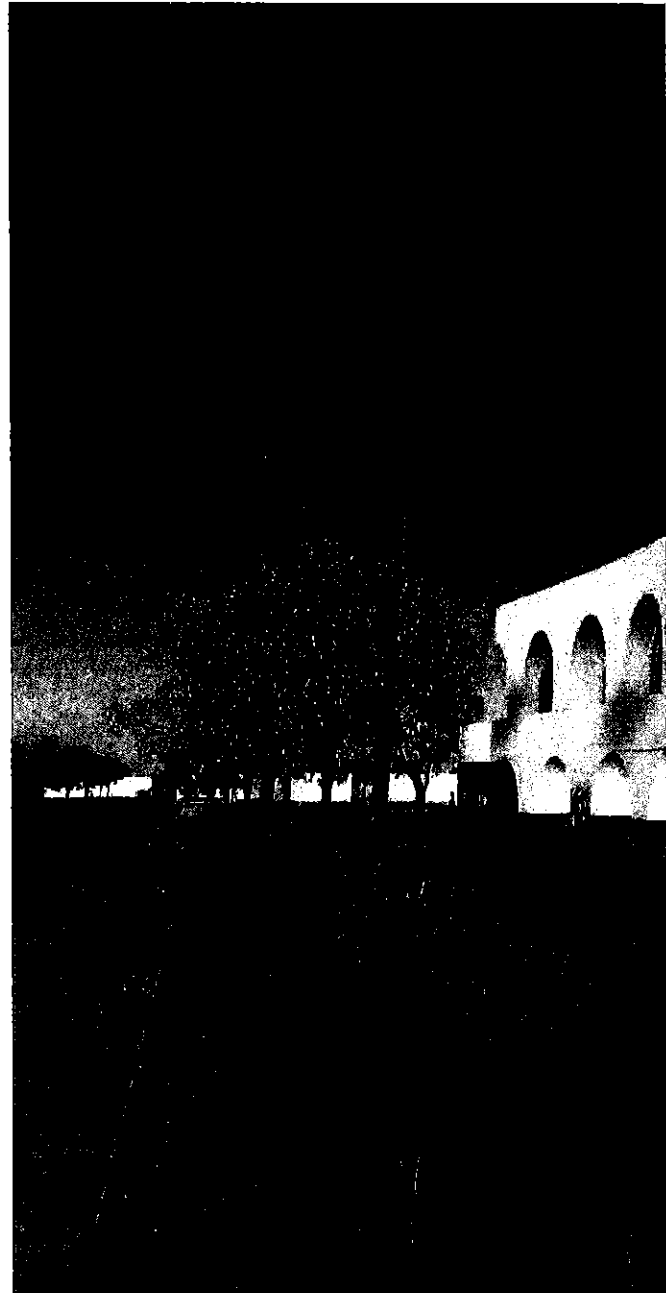
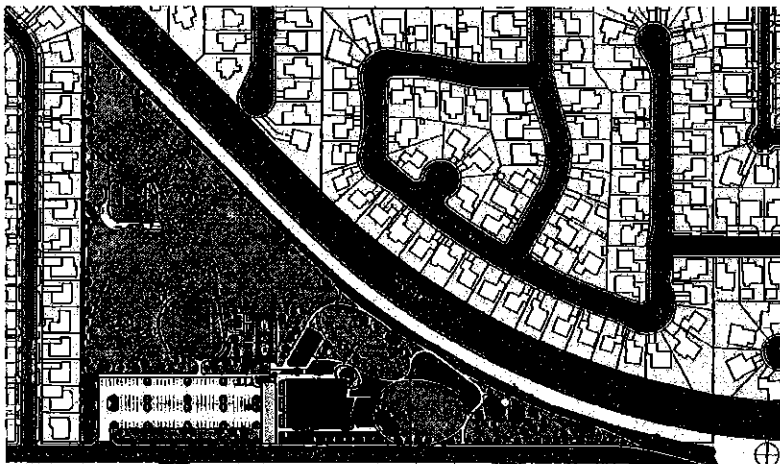


ABOVE LEFT Outdoor library reading room **BELOW LEFT** Community center garden **ABOVE RIGHT** Cafe overlooking events lawn

NICHOLS PARK JOYCE JACKSON COMMUNITY CENTER MASTER PLAN

CITY OF RIVERSIDE | RIVERSIDE, CA

This master plan for the park and concept plan for the community center forms the basis for a \$9 M grant from the State of California Prop 68 funding program. Located in Nichols Park, the community center will be both multi-generational and inter-generational in use. Facilities will include a multipurpose meeting room and fitness studio, workshop classroom, child care classroom, youth center with study and social spaces, front office/administration area, multi-functional lobby and gymnasium.



CLIENT: City of Riverside **COMPLETION:** 2018-2020

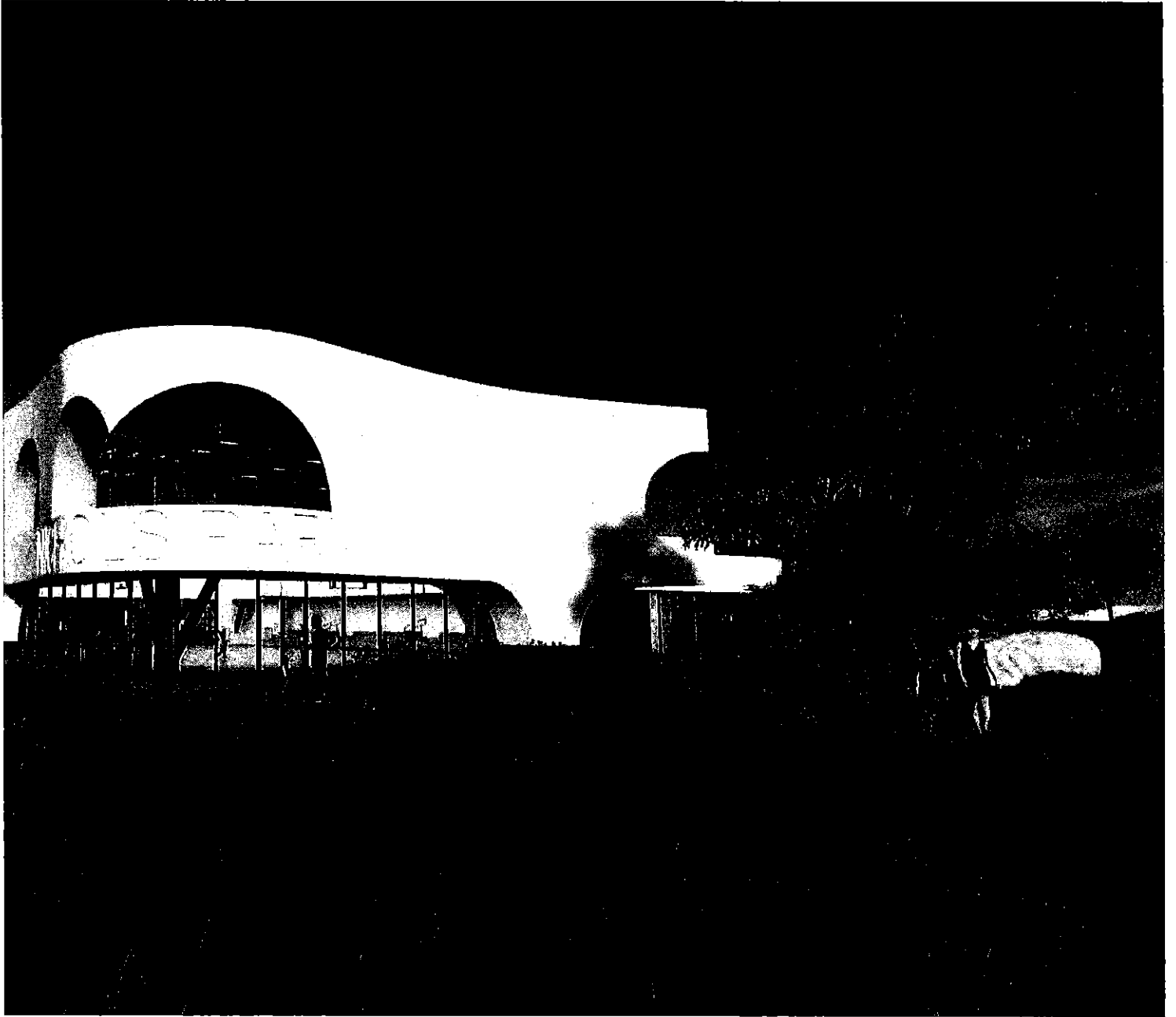
SIZE AND COST: 18,000 SF; \$13.4M

SERVICES: Planning, concept and cost plan

JOHNSON FAVARO TEAM: Jim Favaro, Principal; Steve Johnson, Principal,
Project Architect; Kathy Williams, Associate Principal

CLIENT REFERENCE: Randy McDaniel, Deputy Director, Parks, Recreation and
Community Services Department, City of Riverside; RMcDaniel@riversideca.gov;
(951) 826-2006

ABOVE LEFT Aerial view of the community center at completion and site plan. **ABOVE RIGHT** Front view of community center



BELOW LEFT TO RIGHT Multi-purpose meeting room and dance studio; gymnasium, youth center.

EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS

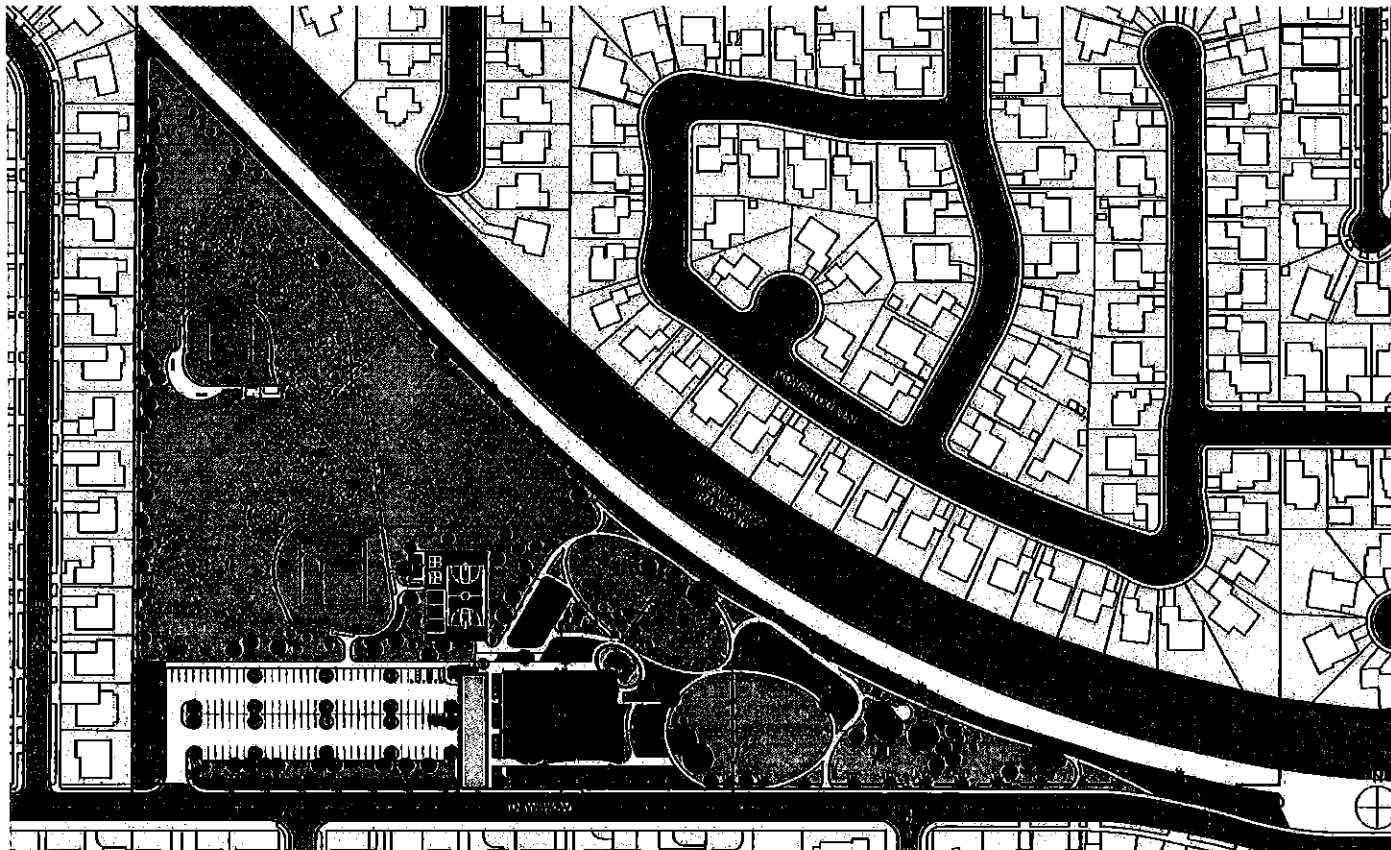
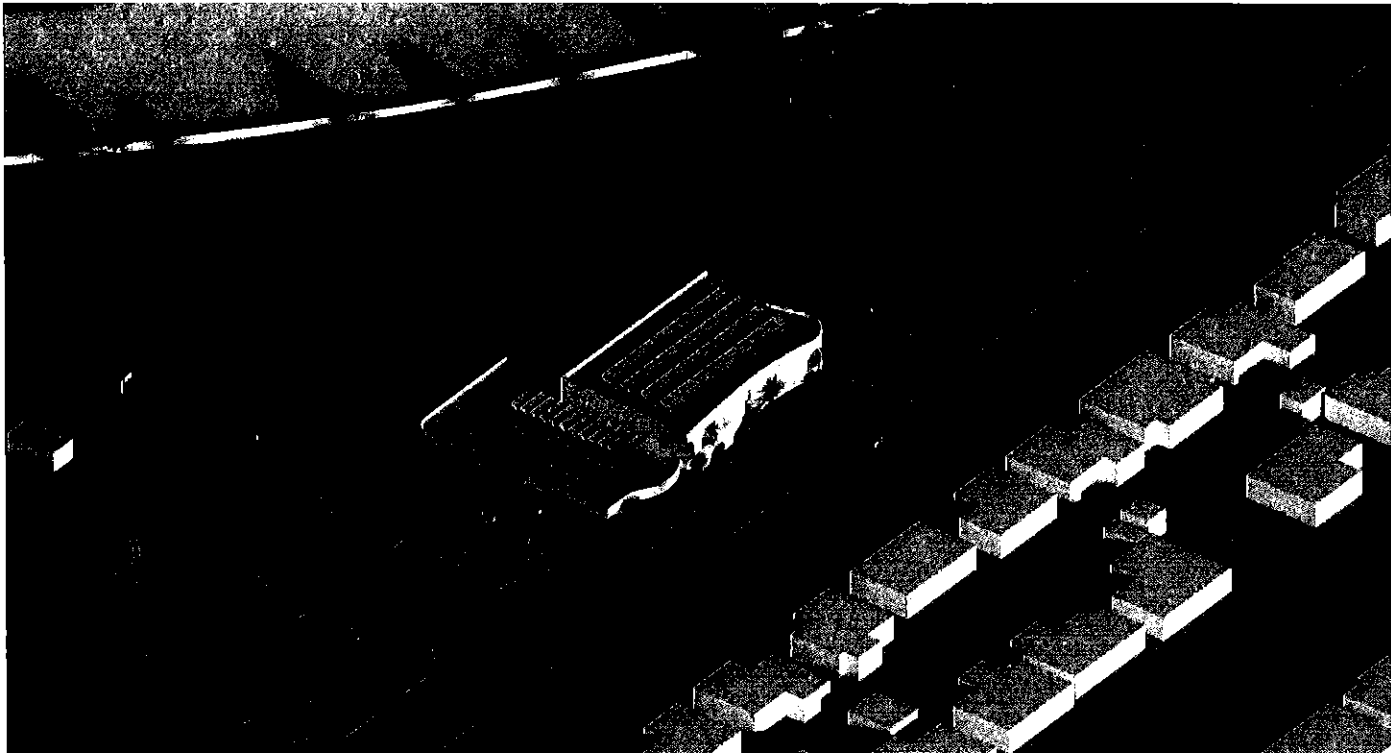


ABOVE The multi-purpose community meeting room has a capacity of 120 and can divide into two.

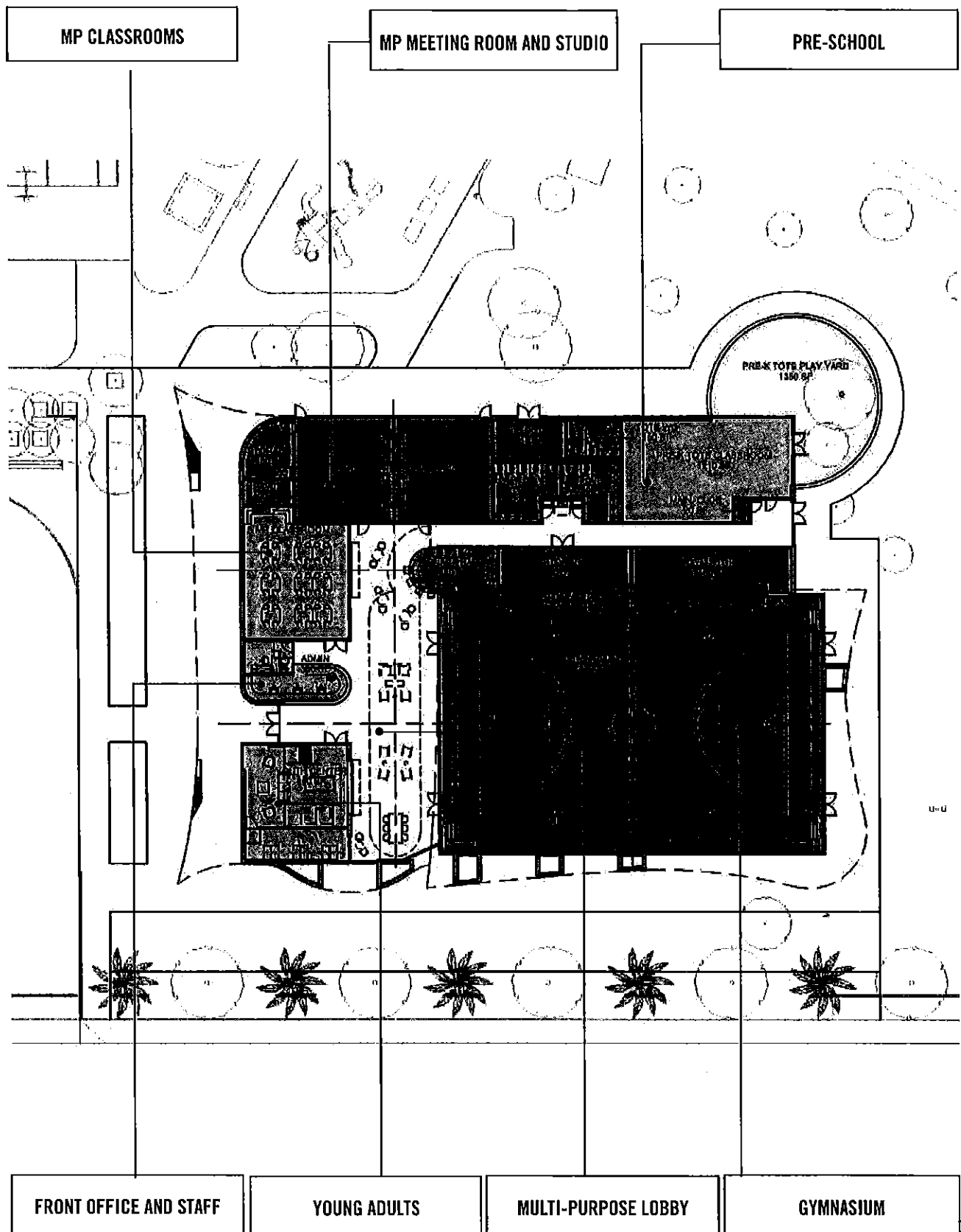


ABOVE RIGHT The young adult room. **BELOW RIGHT** The multi-purpose classroom.

EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



ABOVE LEFT Aerial view of the community center. BELOW LEFT Site plan.



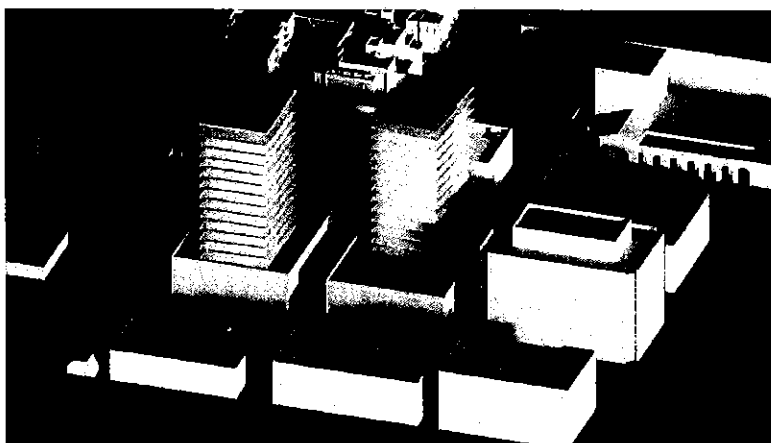
ABOVE RIGHT Community center floor plan.

CITY OF RIVERSIDE DOWNTOWN MAIN LIBRARY CAMPUS MASTER PLAN

RIVERSIDE, CA

The new Riverside Main Library sits on a city-owned, full-block site, totaling 2½ acres located within walking distance of the Mission Inn and the city's cultural and business district. The new library is part of the revitalization of this historic residential neighborhood and design for the site included a master plan for the entire block. The library building footprint was consolidated on 1/3 of the full-block site by stacking library programming vertically. This enabled the remaining 2/3 of the site to be devoted to much needed multi-family housing within the central downtown district.

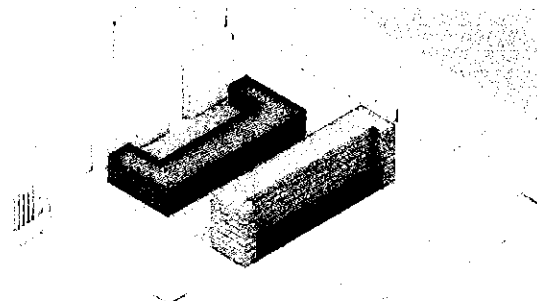
Johnson Favaro was responsible for assisting the city with its master plan for both the library and the adjacent private development. Based on the master plan we located the library in the most advantageous position and configuration to capitalize on its position on the cultural corridor through downtown Riverside and spectacular views of the San Gabriel and San Bernardino mountains to the north. The four story library bridges over the Fairmont Boulevard right-of-way to maintain pedestrian and visual connection between Mission Inn Avenue, University Avenue and White Park to the south.



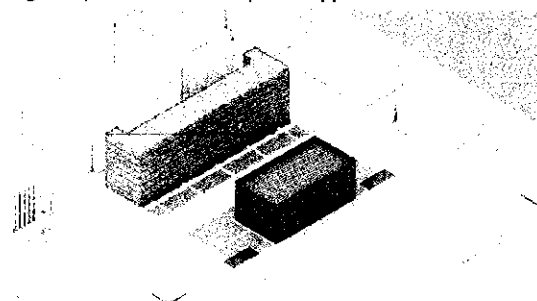
CLIENT: City of Riverside COMPLETION: 2017 - 2020

SIZE AND COST: 39,000 SF Library, 253,000 SF Commercial/Residential

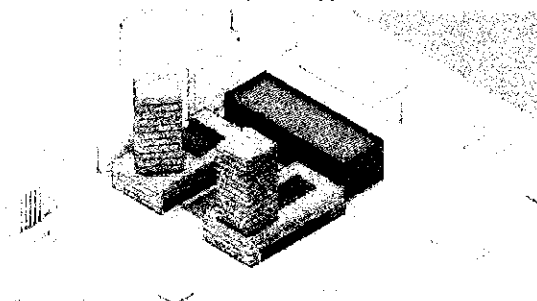
CLIENT REFERENCE: Carl Carey, General Services Director, City of Riverside;
(951) 826-5952; ccarey@riversideca.gov



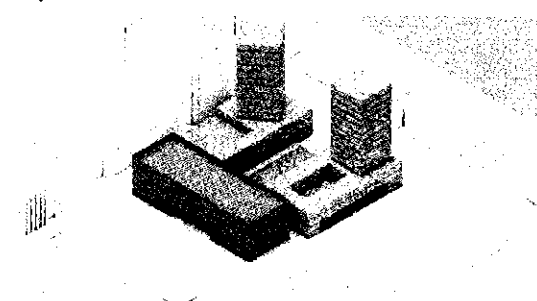
OPTION 1: New library sits on west side of Fairmont Blvd. facing west; mixed use development opposite



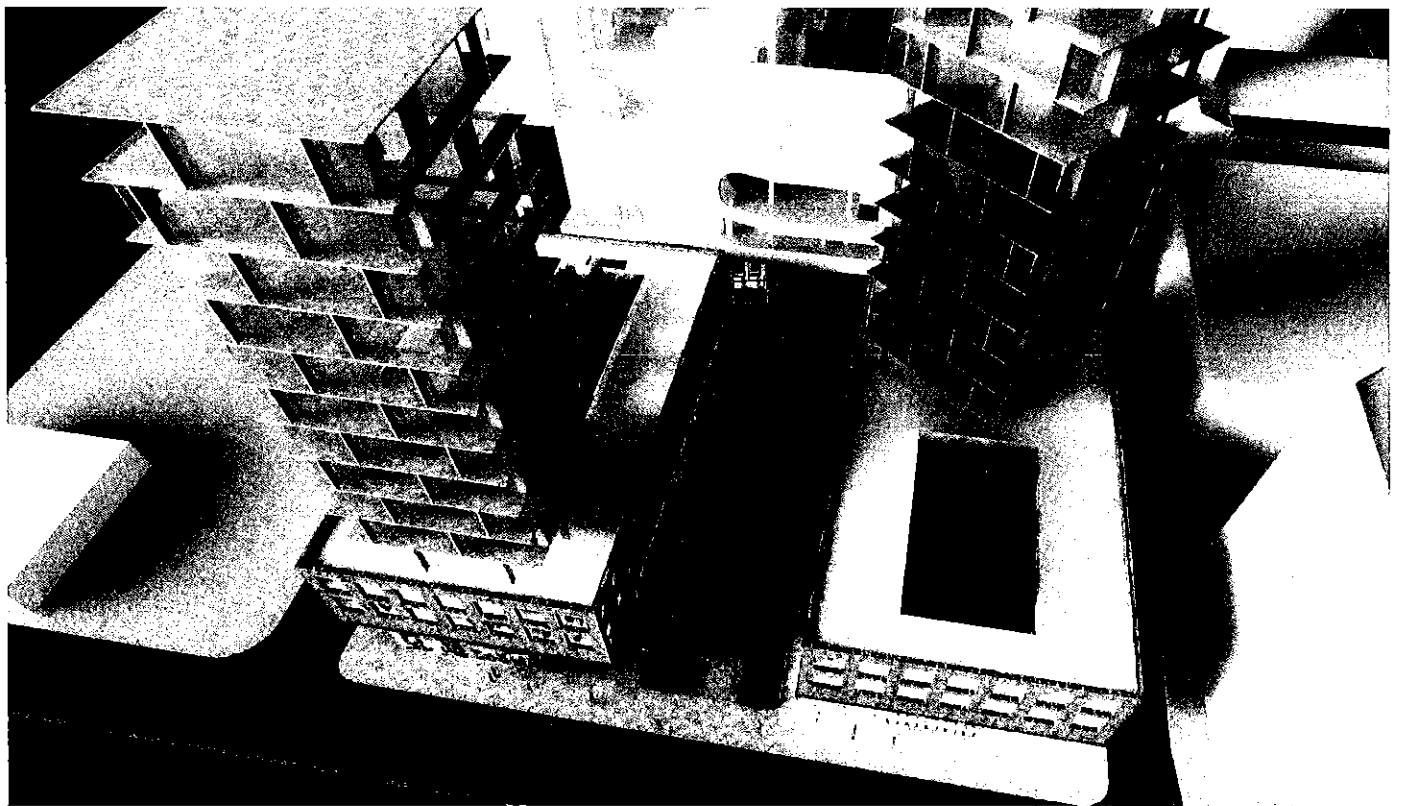
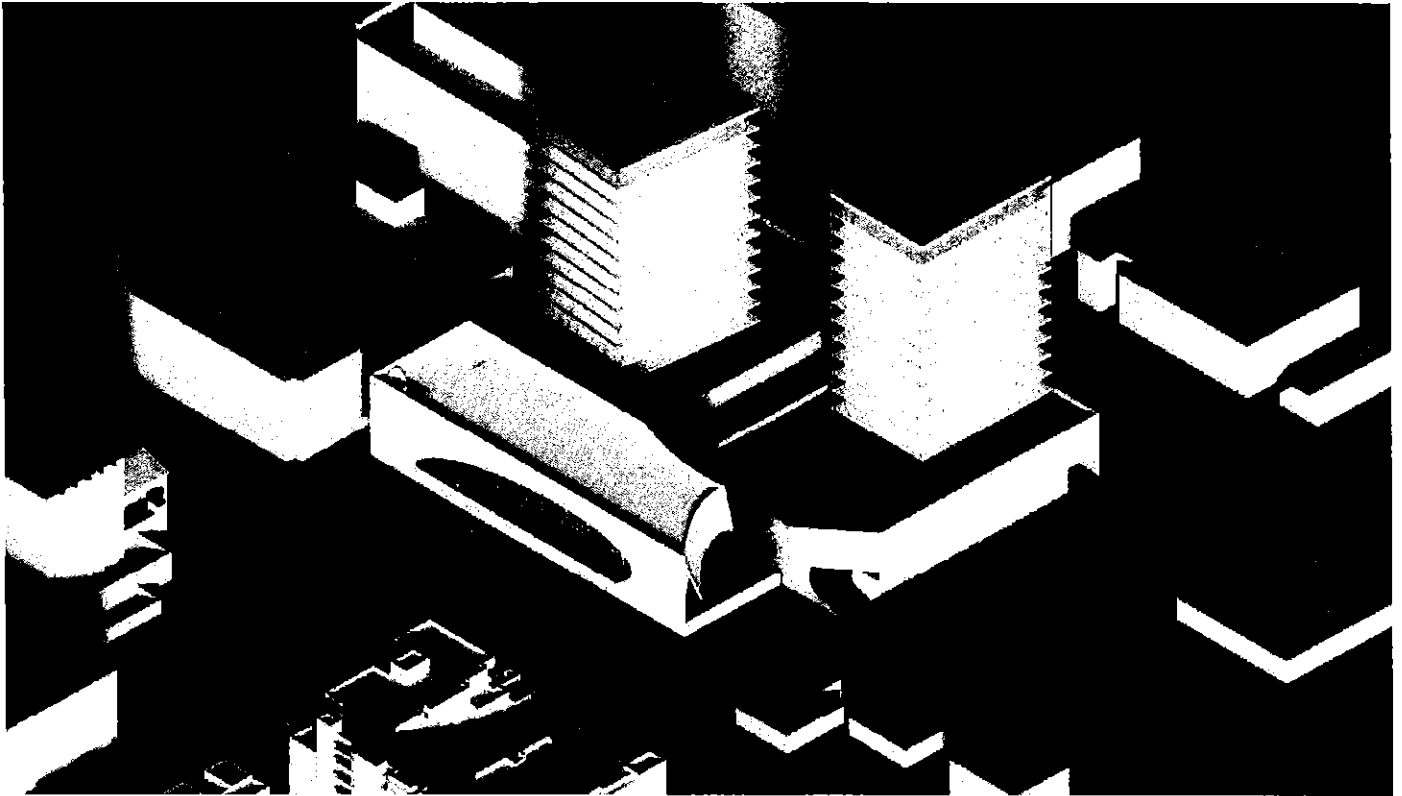
OPTION 2: New library sits on east side of Fairmont Blvd. facing east; mixed use development opposite



OPTION 3: New library faces University Avenue, mixed use development faces Mission Inn Avenue

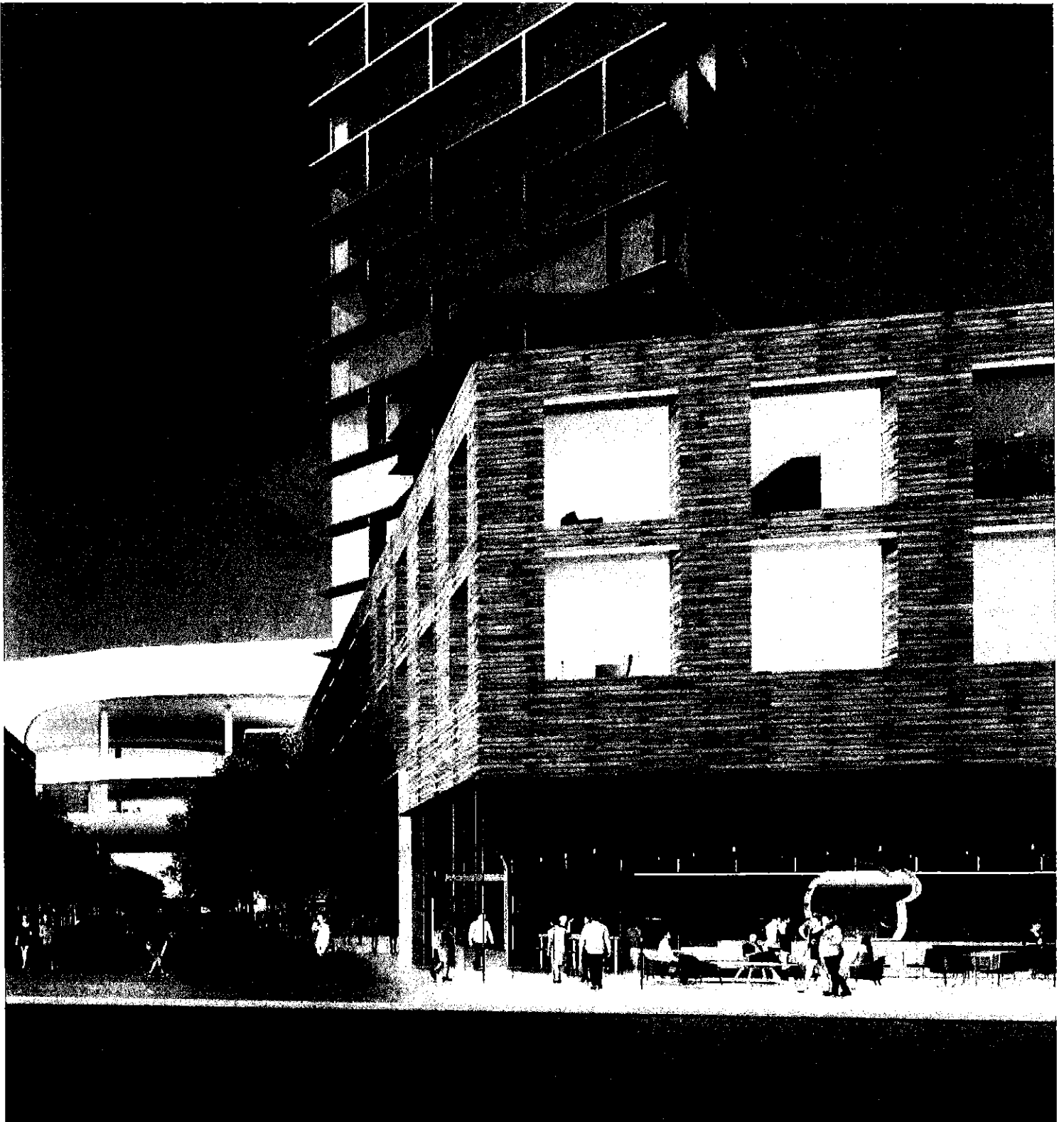


OPTION 4: New library faces Mission Inn Avenue, mixed use development faces University Avenue



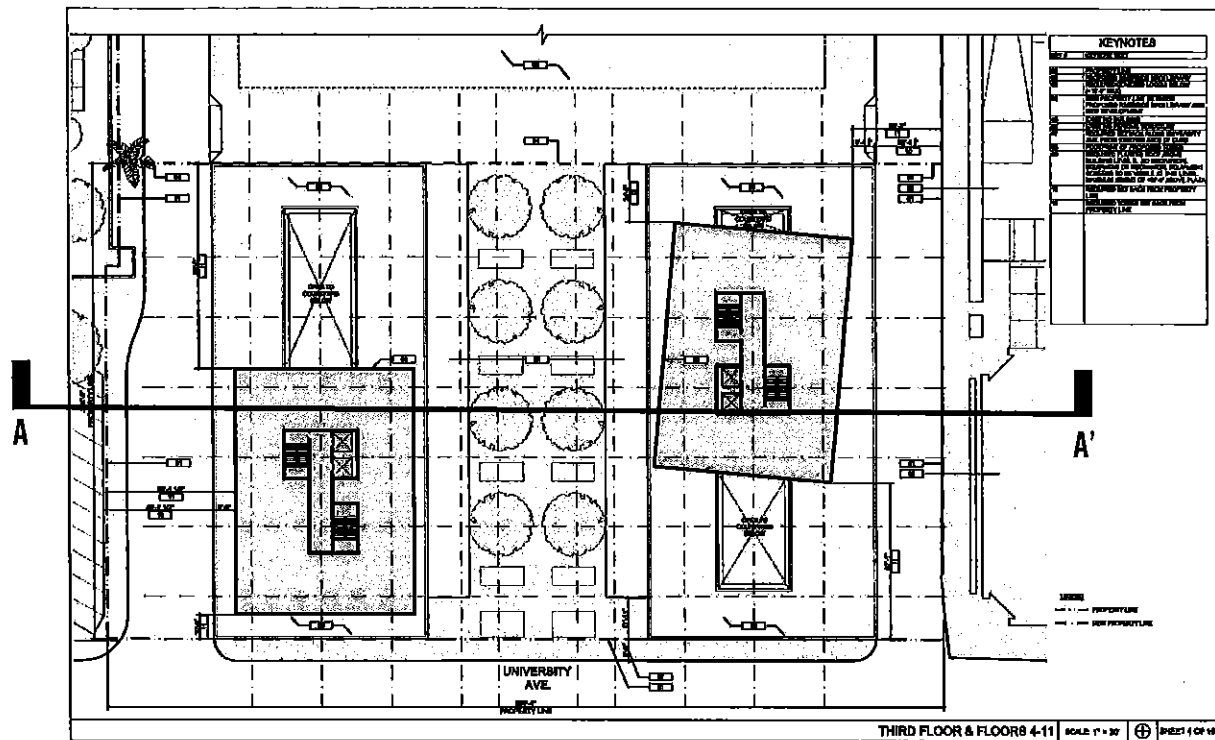
LEFT Site and library master plan options FAR LEFT AND ABOVE Downtown Library Campus Master Plan at completion 3-D model aerial views



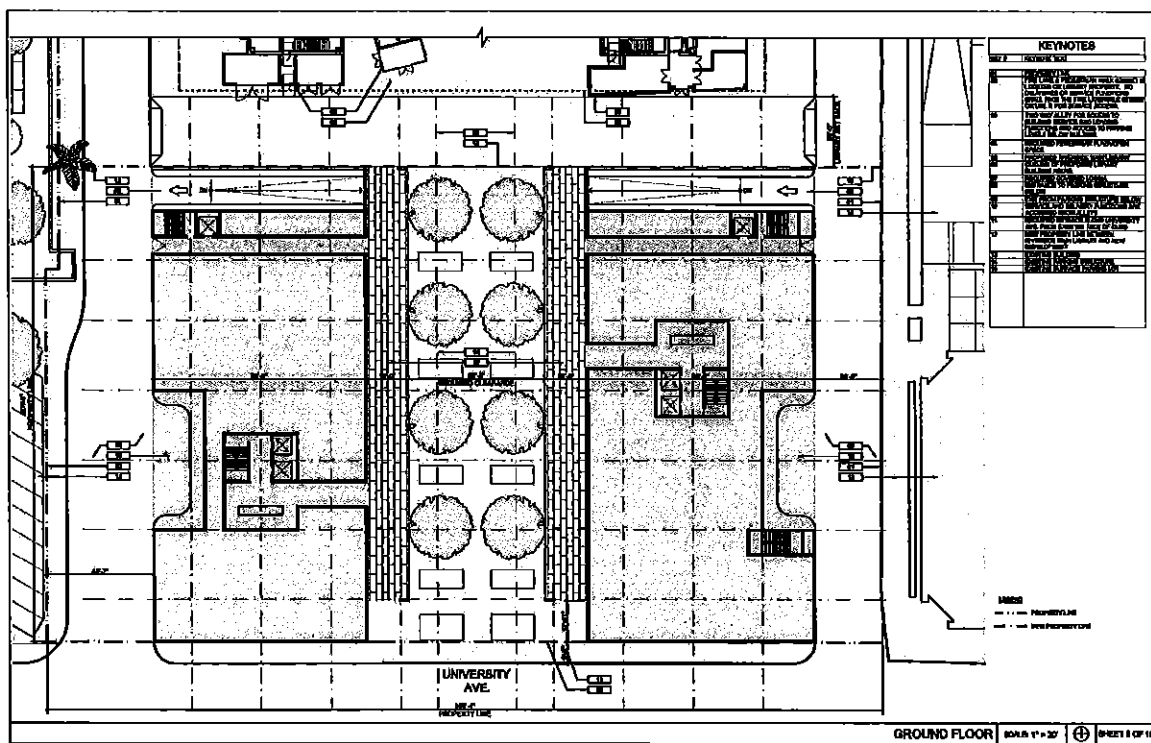


FAIRMONT AVENUE LOOKING SOUTH The extension of Fairmont Avenue from Mission Inn Avenue to University Avenue situates the library at the heart of a revitalized neighborhood of downtown Riverside,.

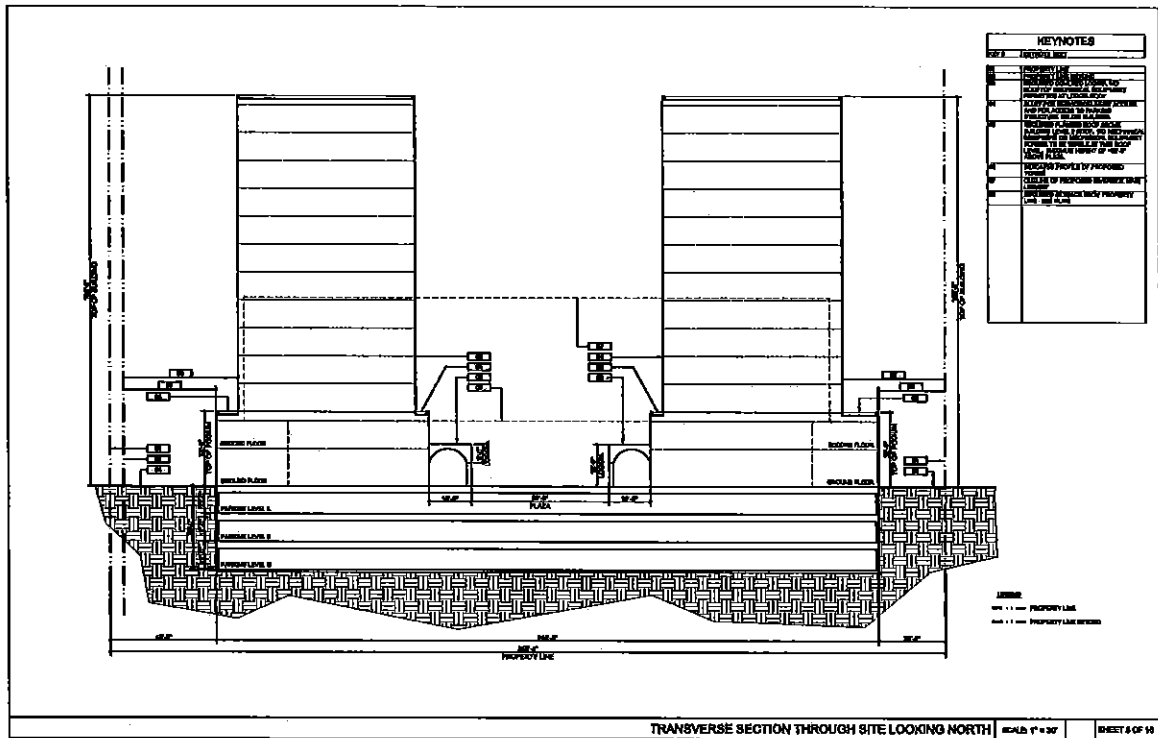
EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



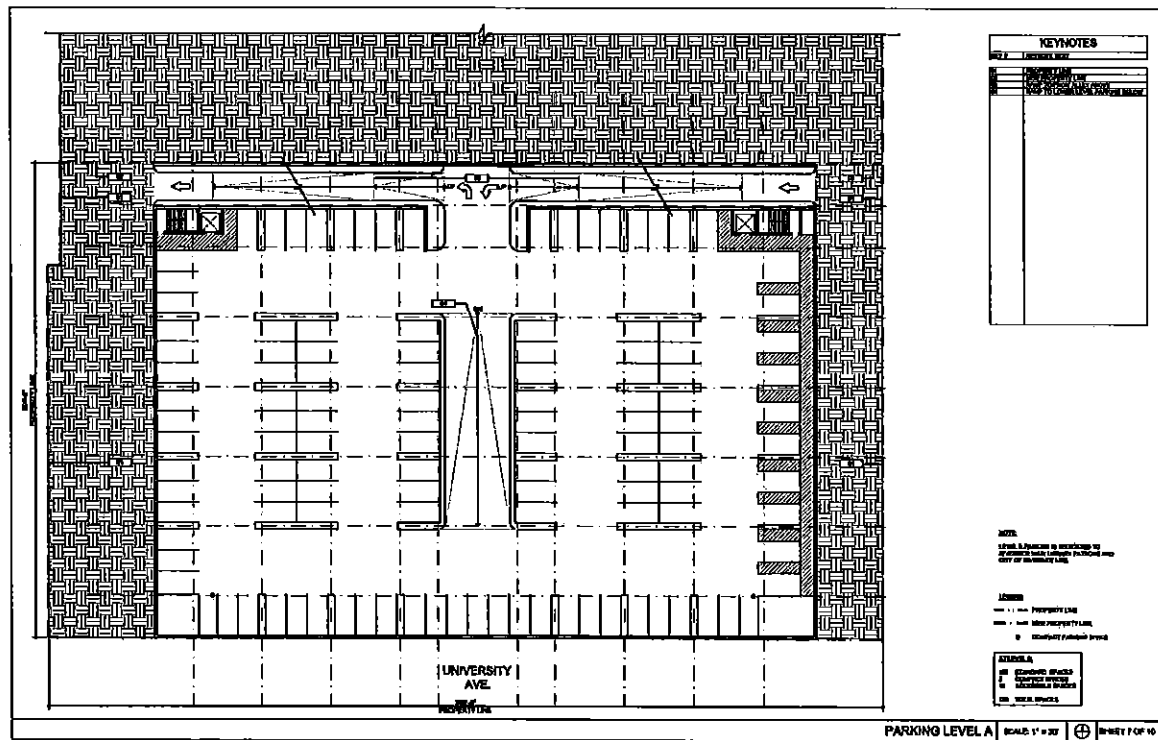
PLAN AT TOWER LEVEL



PLAN AT PROMENADE LEVEL

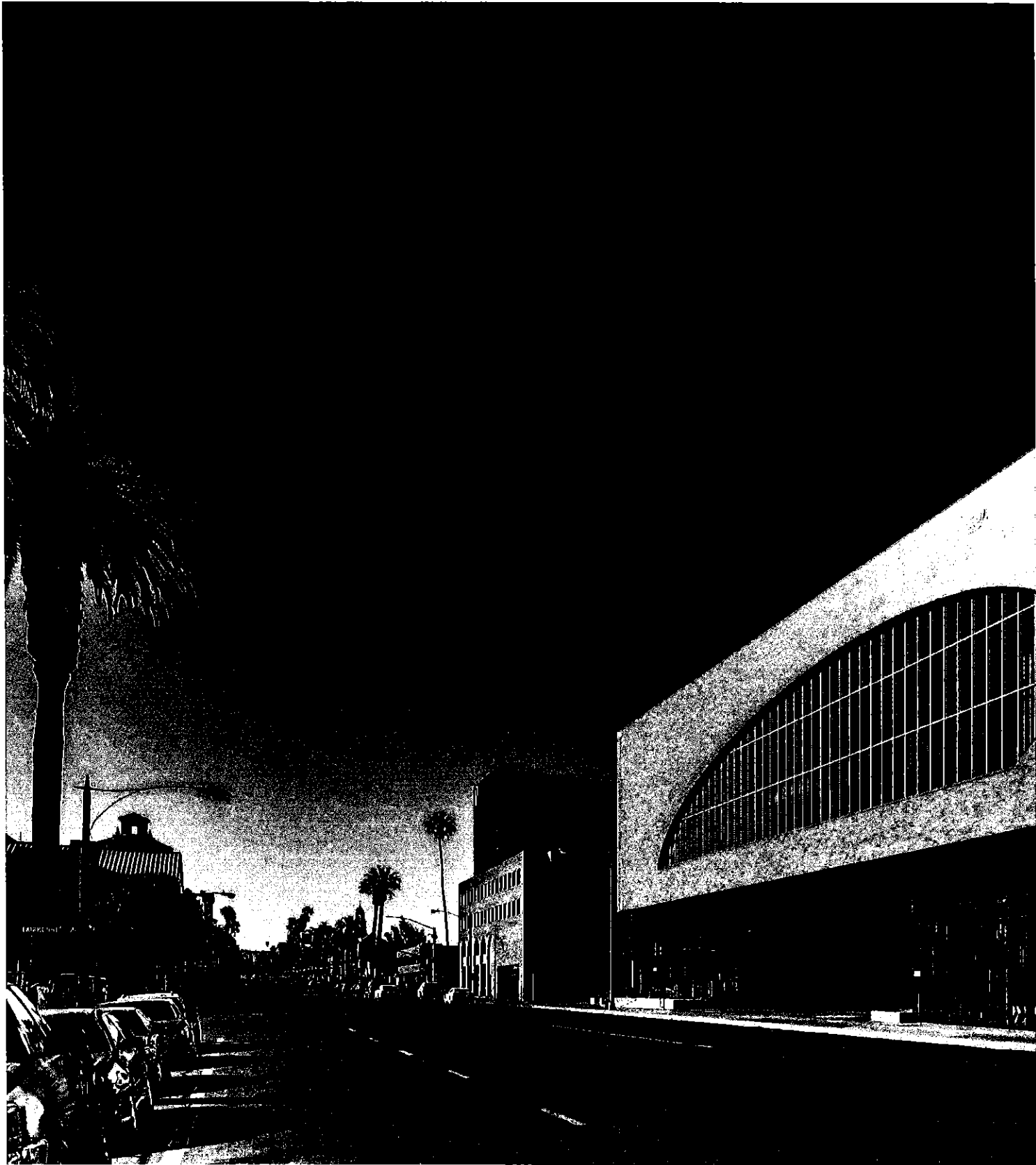


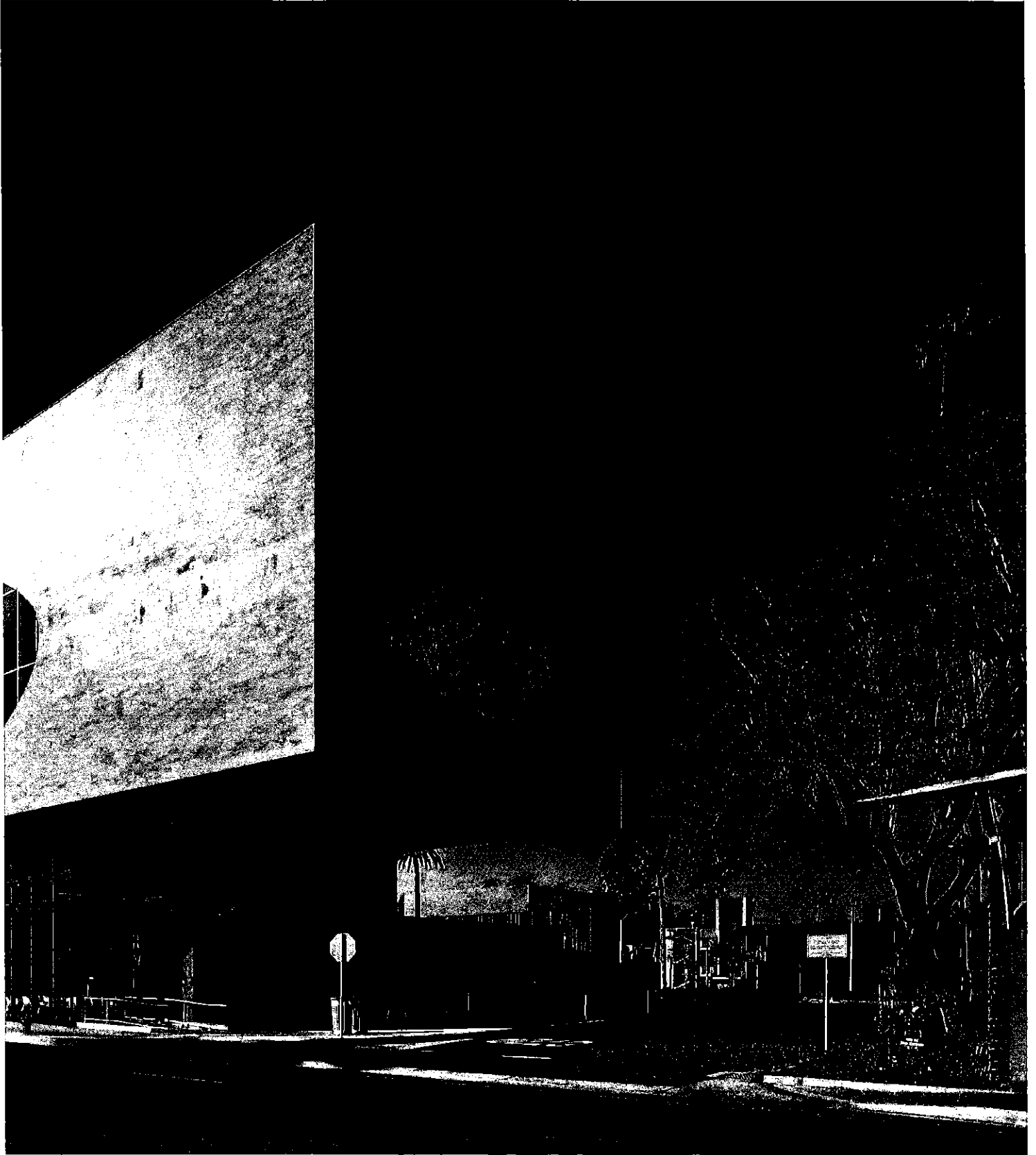
SECTION A-A' THROUGH TOWERS, PODIUM AND SUBTERRANEAN PARKING



PLAN AT SUBTERRANEAN PARKING LEVEL

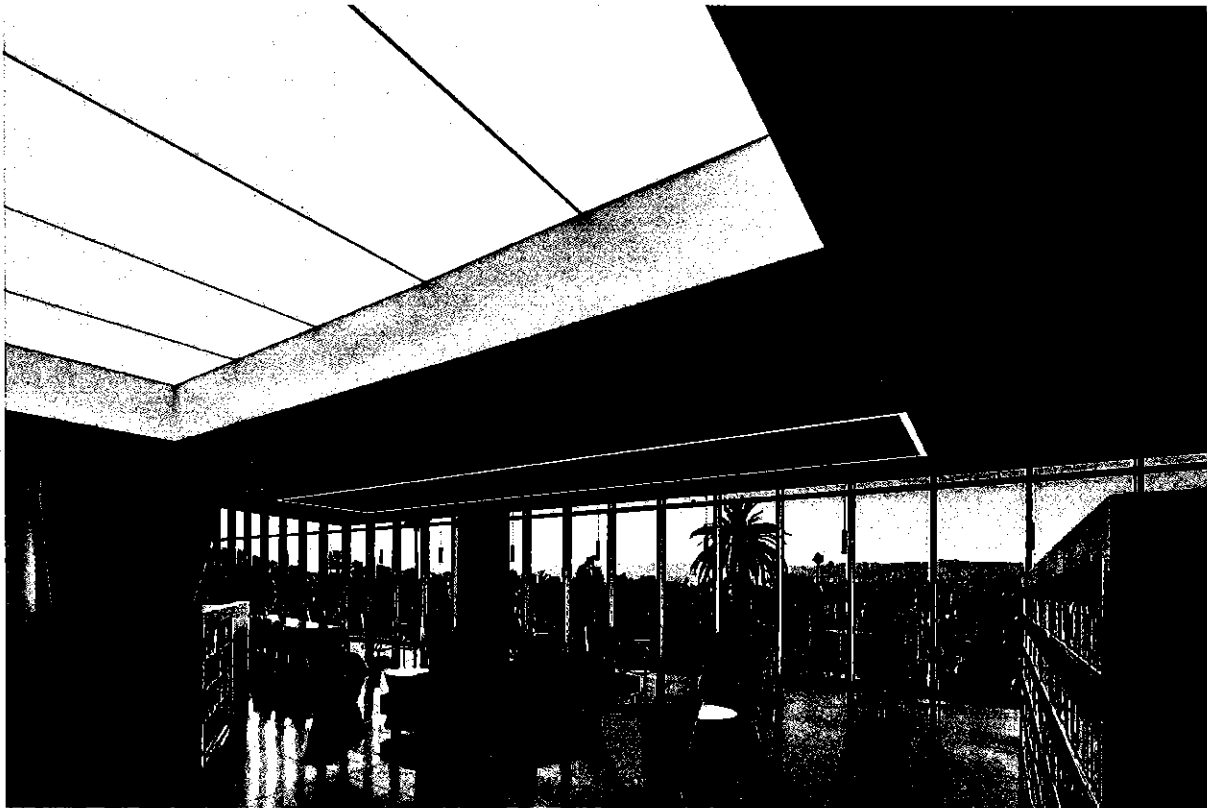
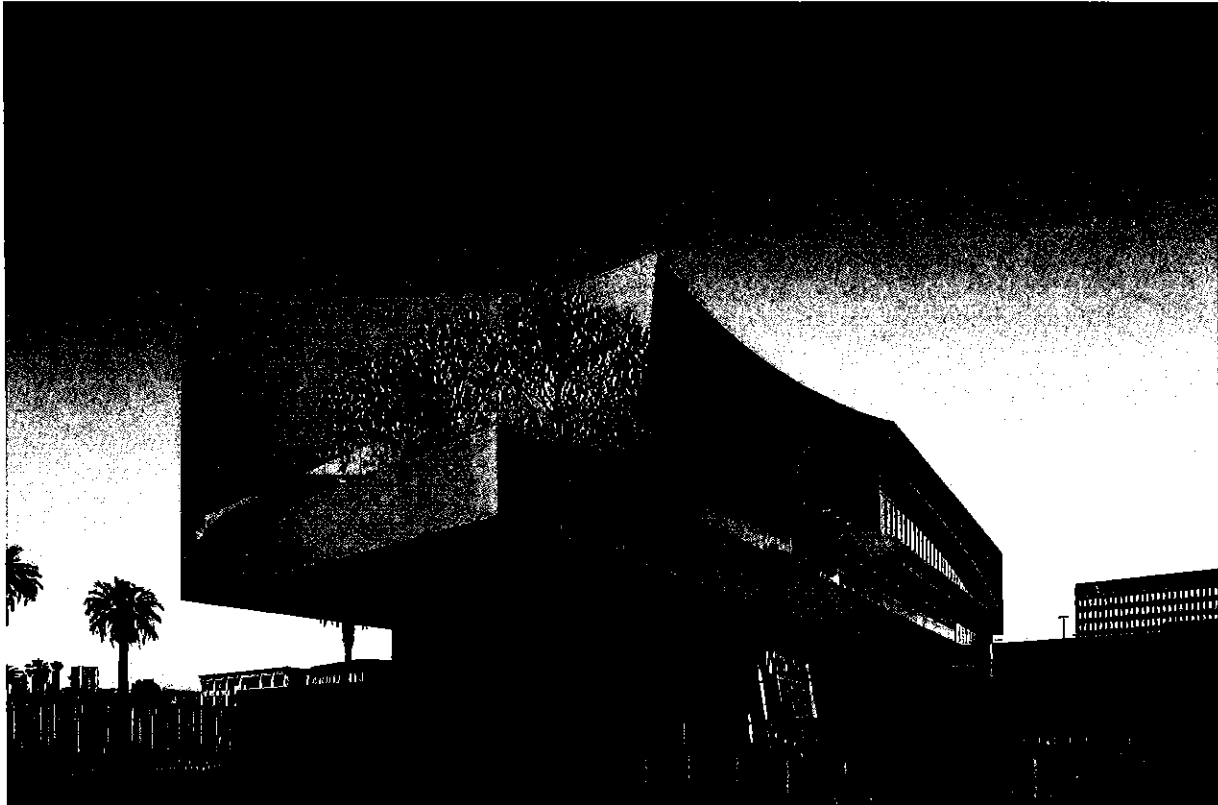
EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS





NEW RIVERSIDE MAIN LIBRARY AT MISSION INN AVENUE (Downtown campus behind to the right)

EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



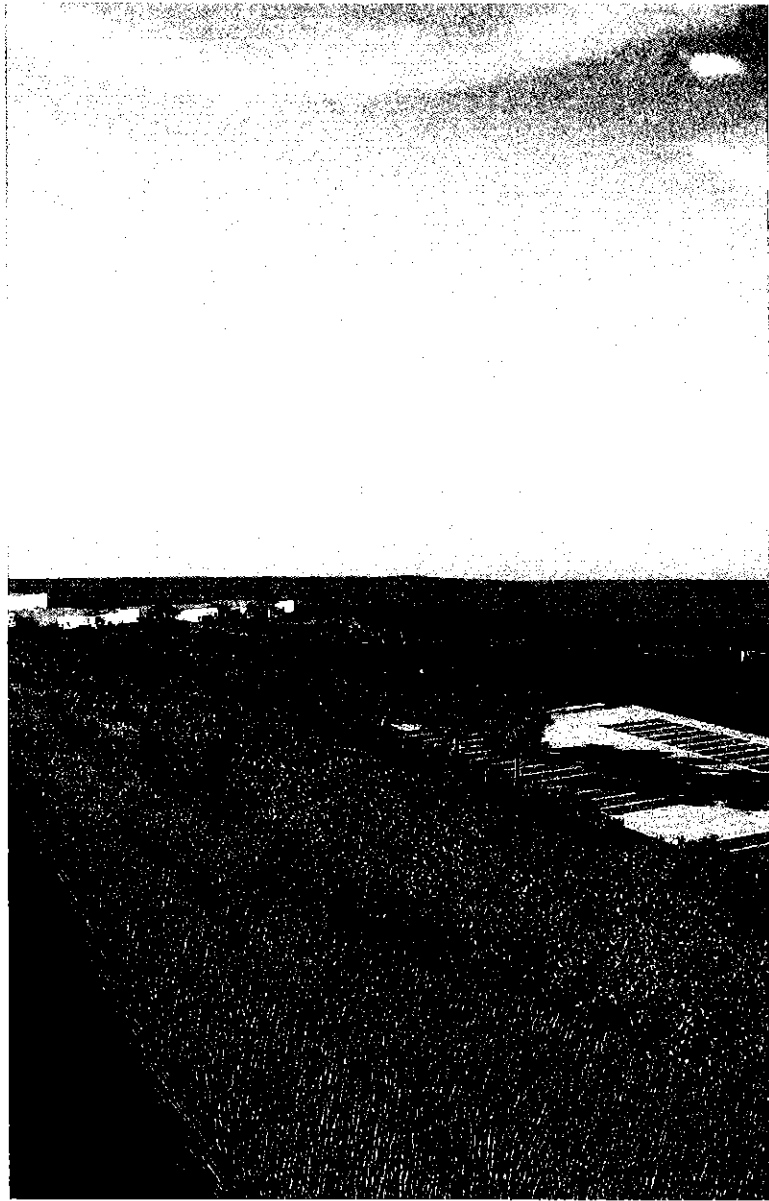
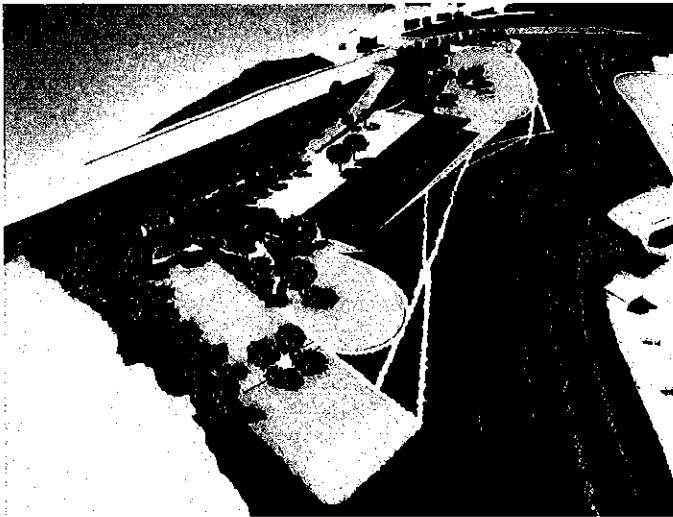
ABOVE LEFT North elevation overlooking still undeveloped downtown library campus BELOW LEFT Main library entrance reception and lobby



ABOVE RIGHT Community terrace overlooking downtown Riverside and Mt Rubidoux **BELOW RIGHT** Community events plaza

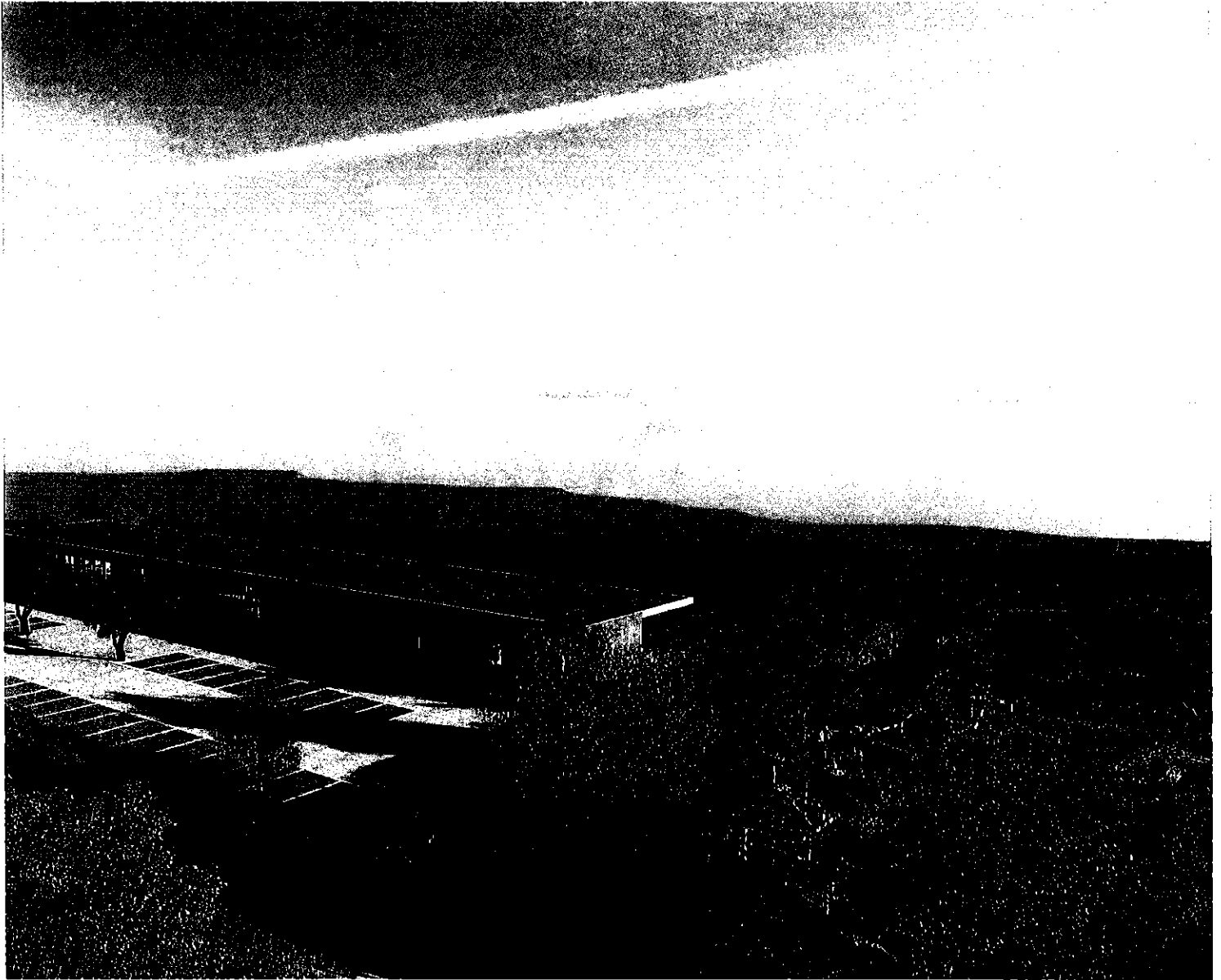
CITY OF RANCHO PALOS VERDE LADERA LINDA COMMUNITY CENTER AND PARK RE

Recently completed, this new community center and park resides within an 11-acre site currently occupied by a decommissioned elementary school on a dramatic site overlooking the Pacific Ocean. The 10,000 SF facility will facilitate meetings, classes, programming of all kinds for all generations especially seniors many of whom live within walking distance of the site. The multipurpose meeting room will accommodate 120 and can divide into two rooms. Two classrooms will accommodate an array of multi-generational programming and one meeting room will double in use as a wilderness orientation center for elementary school groups visiting the nature preserve that situates just uphill from the park.



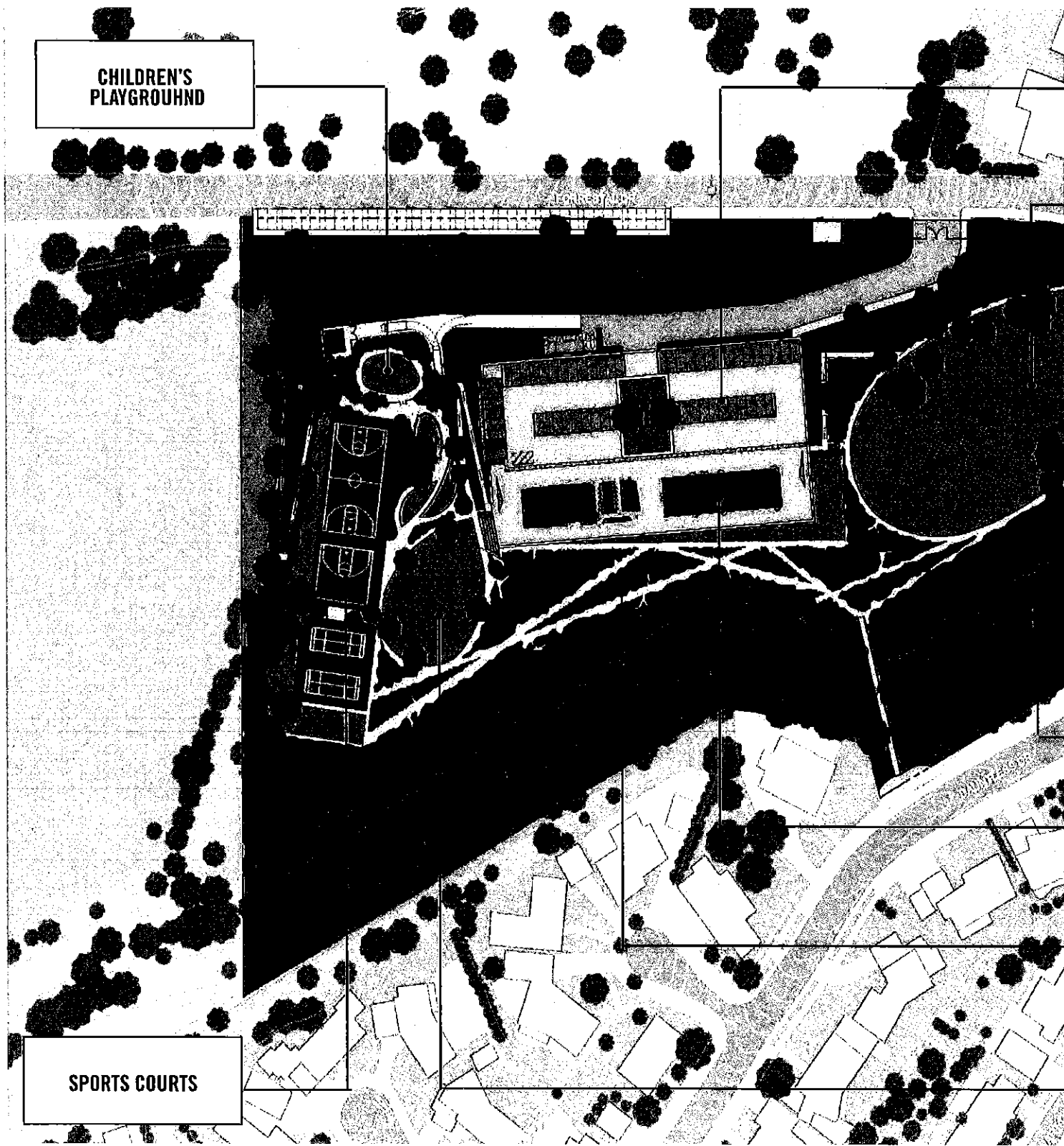
CLIENT: City of Rancho Palos Verdes **COMPLETION:** May 2023
SIZE AND COST: 7-acre park with 10,250 SF in building floor area; \$12.6M **PROGRAM:** Meeting space, children's playgrounds, basketball courts and park open space. **CLIENT REFERENCE:** Ara Michael Mhrianian, City Manager, The City of Rancho Palos Verdes, (310) 544-5202, aram@rpvca.gov

DEVELOPMENT RANCHO PALOS VERDE, CA



TOP LEFT New community center nearing completion **BELOW LEFT** Planning and design study model **ABOVE RIGHT** View looking south across the new park and community center toward Santa Catalina Island

EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



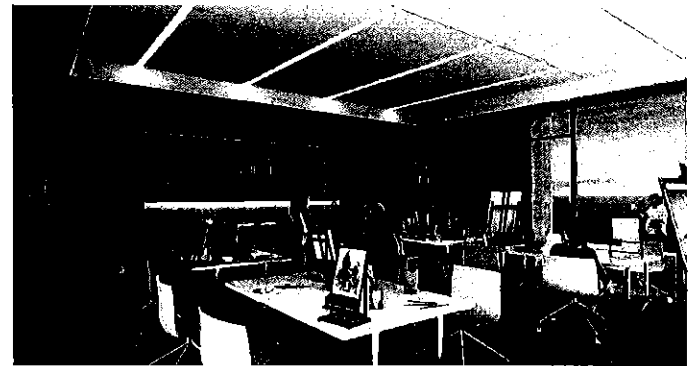
SITE PLAN AT COMPLETION OF REDEVELOPMENT Almost half of the park site consists of restoration of the natural coastal landscape



MULTI-PURPOSE COMMUNITY MEETING ROOM



FITNESS DANCE STUDIO

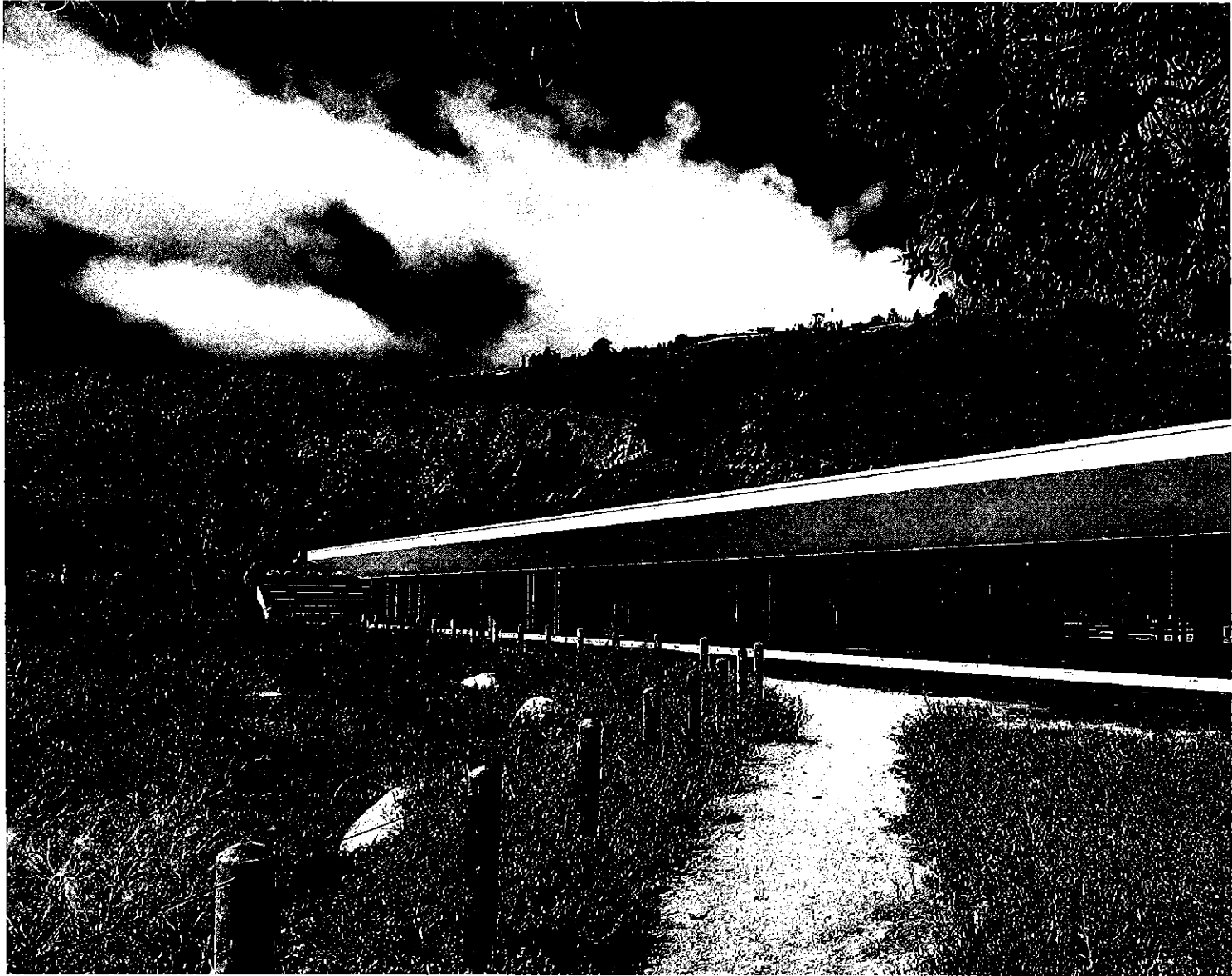


COMMUNITY CLASSROOM AND MAKER SPACE

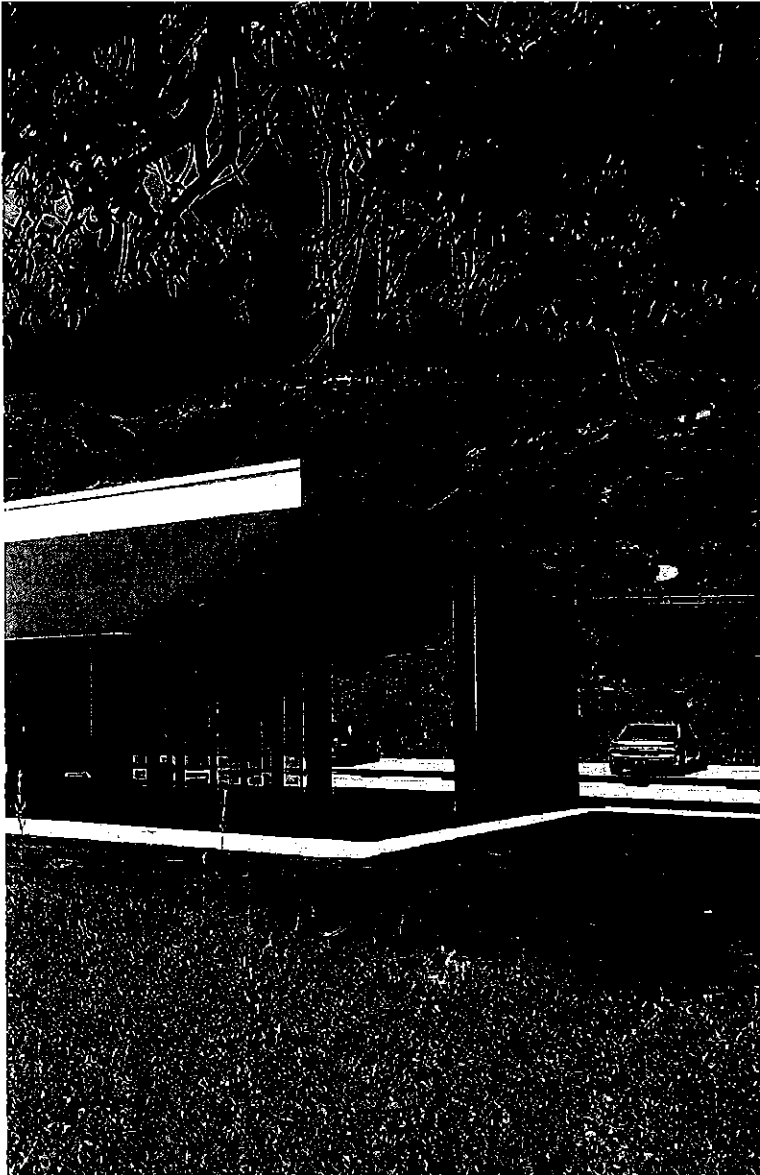


CHILDREN'S DISCOVERY CENTER

EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



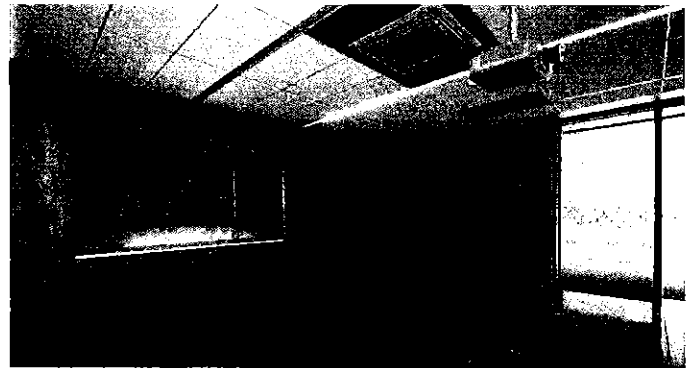
COMMUNITY CENTER NEAR COMPLETION The Rancho Palos Verde Nature Preserve situates beyond and above.



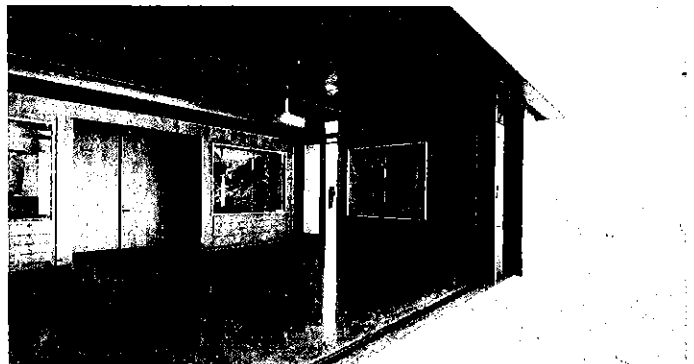
MULTI-PURPOSE COMMUNITY MEETING ROOM



FITNESS DANCE STUDIO



COMMUNITY CLASSROOM AND MAKER SPACE

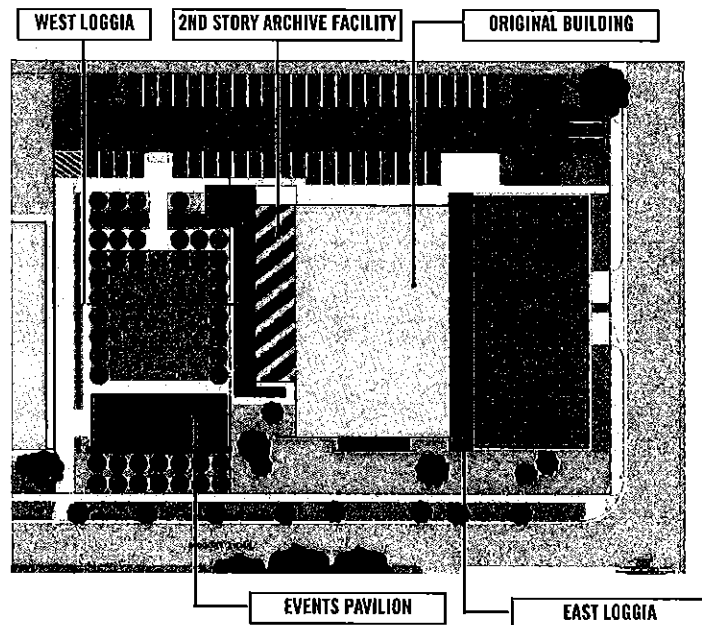


CHILDREN'S DISCOVERY CENTER

CITY OF REDLANDS NEW MUSEUM OF REDLANDS CAMPUS

A,K, SMILEY LIBRARY AND REDLANDS HISTORICAL MUSEUM ASSOCIATION | REDLANDS, CA

In collaboration with the City of Redlands and the A. K. Smiley Library, the Museum of Redlands seeks to place the story of Redlands and Southern California within the broad sweep of regional, U.S., and world history with changing exhibitions driven by its collections and those from other institutions. The project--nearing completion of construction-- consists of three main gallery spaces totaling 14,500 SF, a second-floor addition for archival storage, open air loggias on its east and west sides, an outdoor events space and pavilion. The museum and its campus have been designed to accept large community and school groups, special events and conferences. The events garden and pavilion (with kitchen) are central in the physical, operational and financial planning of the museum. The complex includes a 4,000 SF archival storage facility that will continue to collect the city's accumulation of historical materials as it has for the past 150 years.



MUSEUM CAMPUS AT COMPLETION

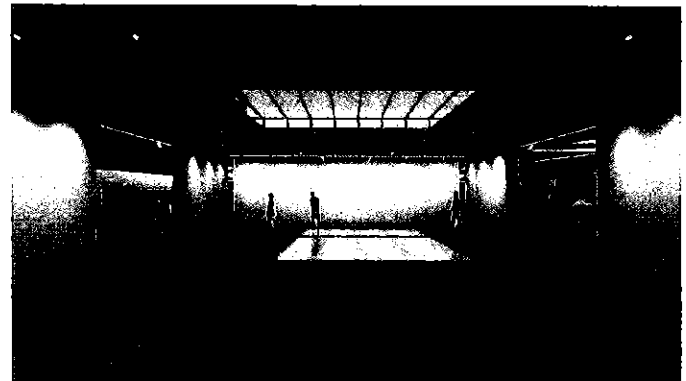
CLIENT: Redlands Historical Museum Association

COMPLETION: 2023 (In Construction) **SIZE AND COST:** 20,000 SF;

\$15M CLIENT REFERENCE: Steve Stockton, President, RHMA Board of Trustees; (951) 966-0047; spsjas@aol.com



MUSEUM STORE



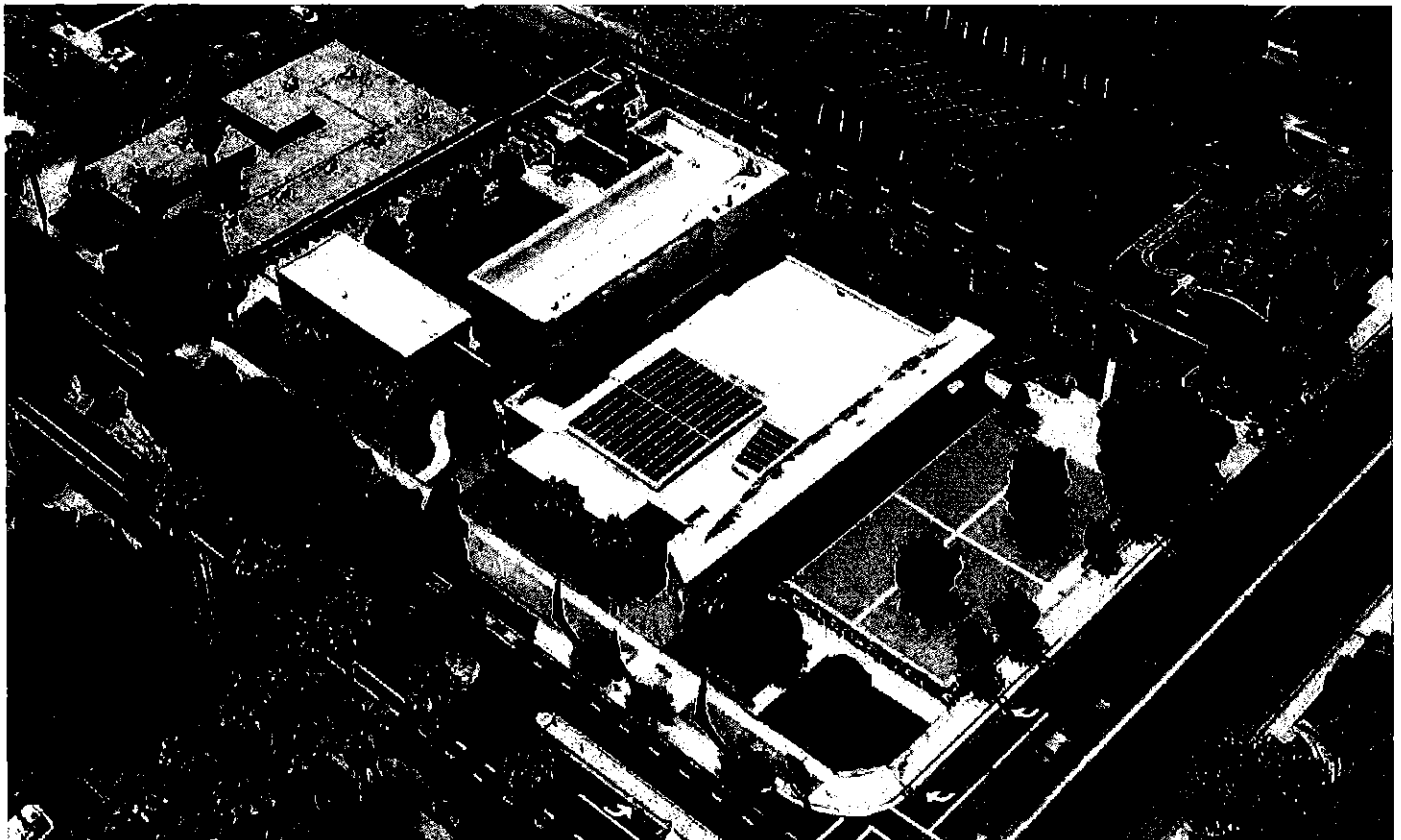
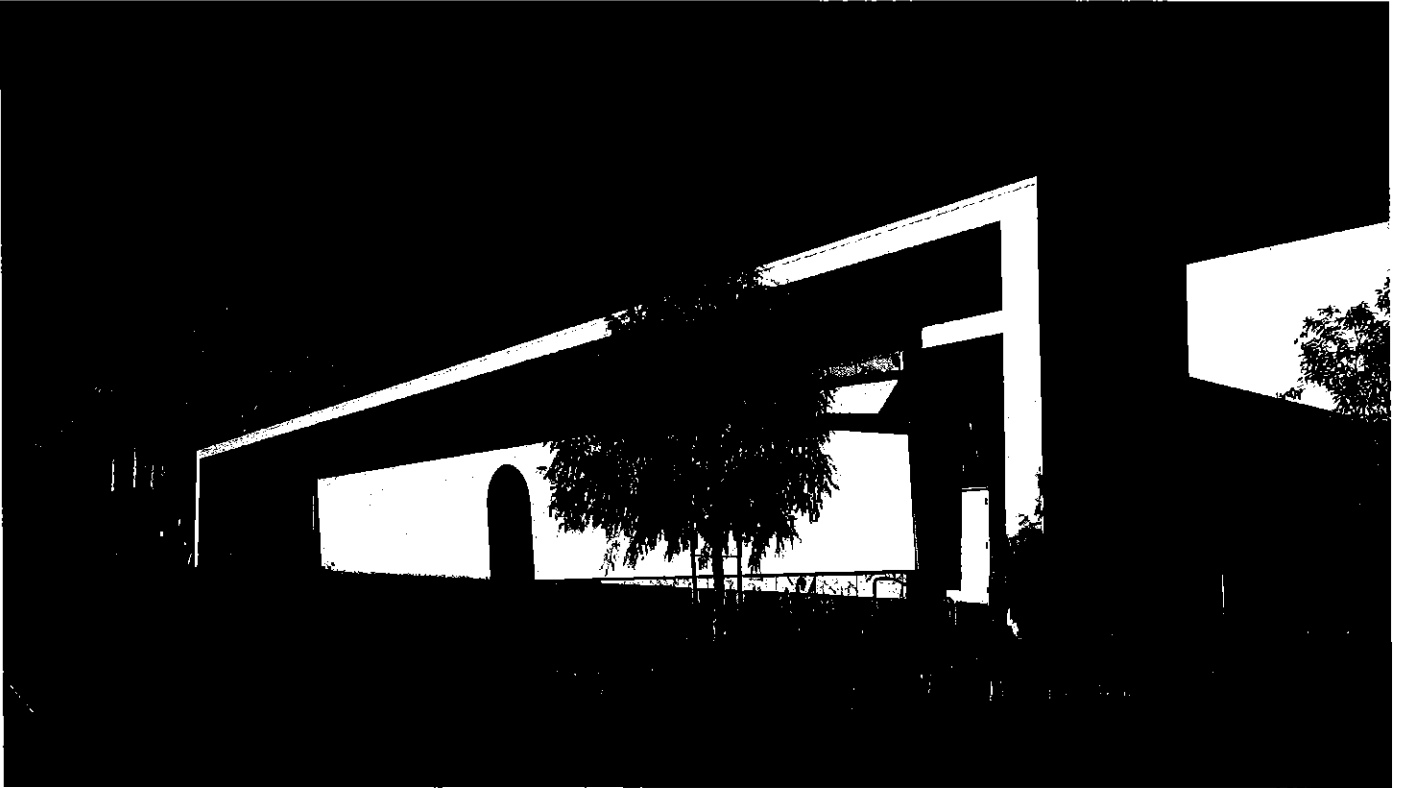
SOUTH GALLERY



NORTH GALLERY



EVENTS GARDEN

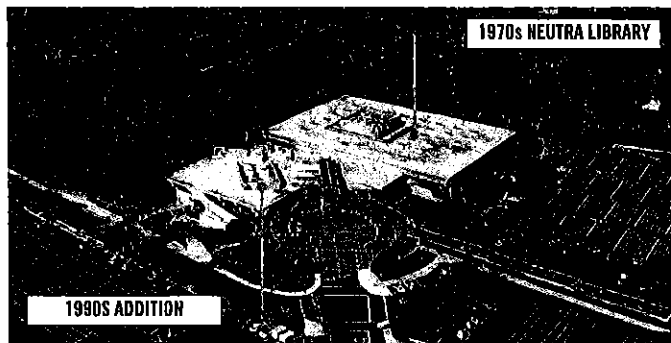


ABOVE RIGHT Museum under construction, east loggia and main museum entrance BELOW RIGHT Aerial view of museum campus nearing completion

CITY OF HUNTINGTON BEACH CENTRAL LIBRARY REDEVELOPMENT FEASIBILITY STUDY

HUNTINGTON BEACH LIBRARIES | HUNTINGTON BEACH, CA

Designed by Richard Neutra and his son Dion and built in the 1970s the Huntington Beach Central Library was originally intended to be in relationship with the surrounding Central Park. The building has fallen into disarray, a 1990s era addition has defaced its main entrance facade, the building is too large and its systems are at the end of their useful lives. The feasibility study, part of a larger master plan for the city's library system, provides a road map for the reconfiguration of the 1990s addition and the original building's interiors to produce a more efficient and user friendly community library. The fountains that mediate the building's relationship with the park are reconfigured to accommodate outdoor reading terraces and direct pedestrian access to and from the park..



ABOVE 1994 addition at library arrival court and main entrance

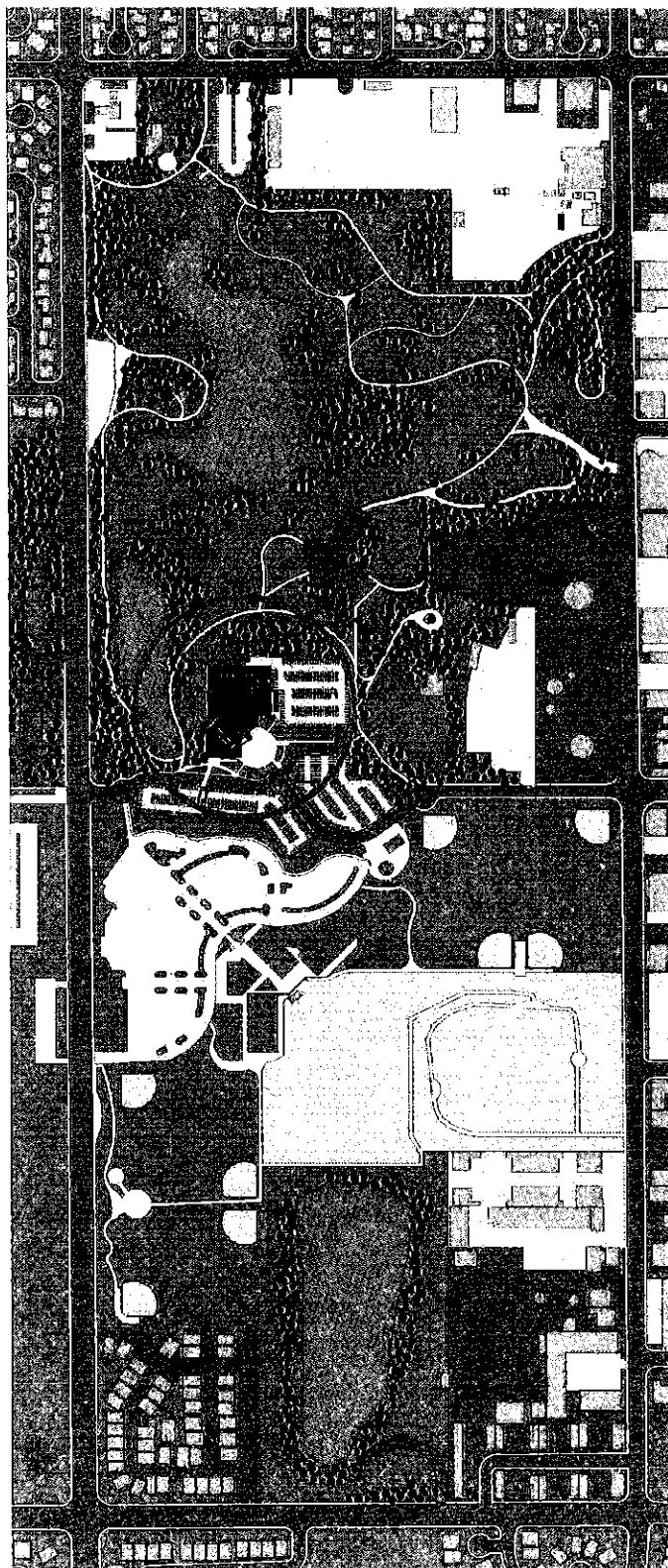
BELOW Aerial view of existing 1970s era library with 1994 addition looking northwest

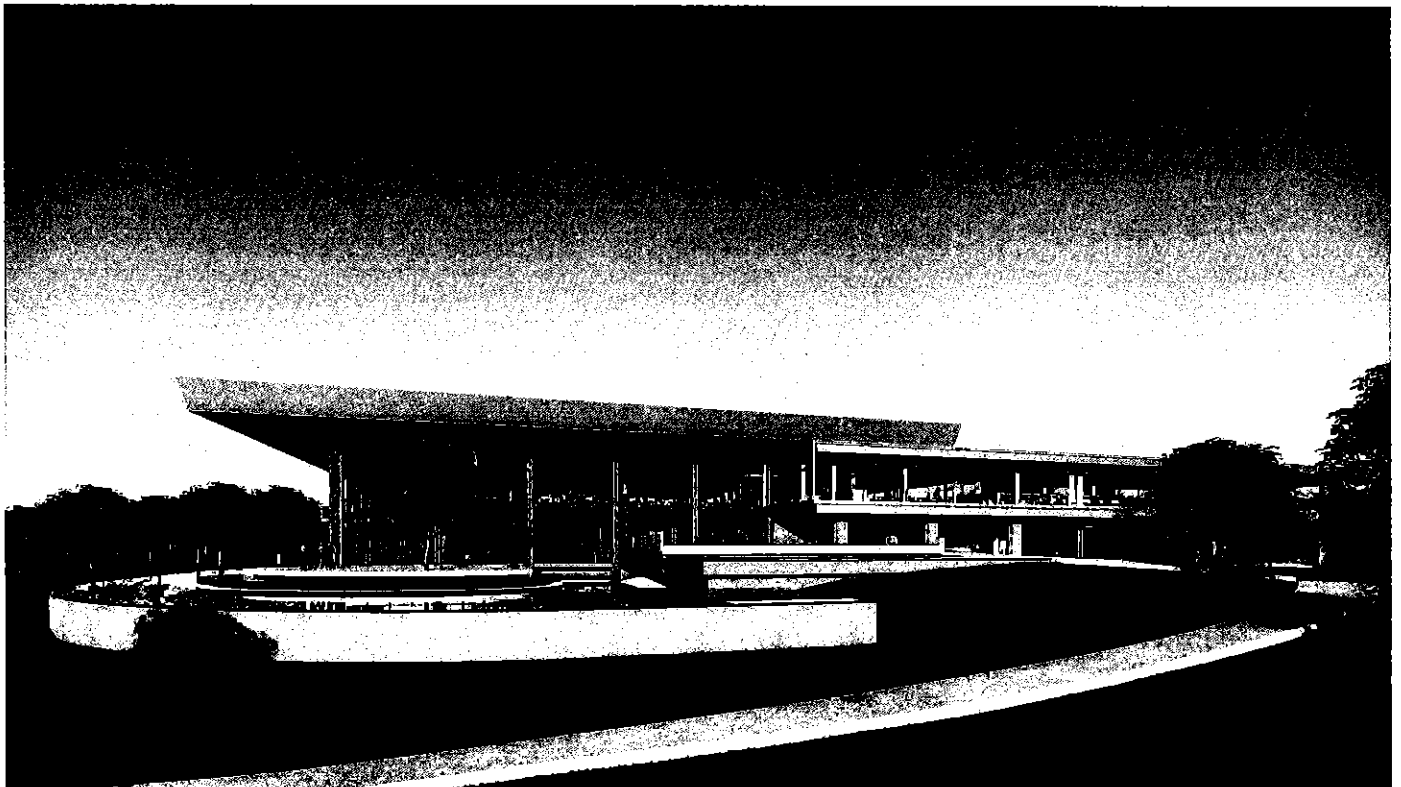
CLIENT: City of Huntington Beach DATES: 2023- Present

CLIENT REFERENCE: Ashley Wysocki, Director of Community & Library Services City of Huntington Beach

ashley.wysocki@surfcity-hb.org

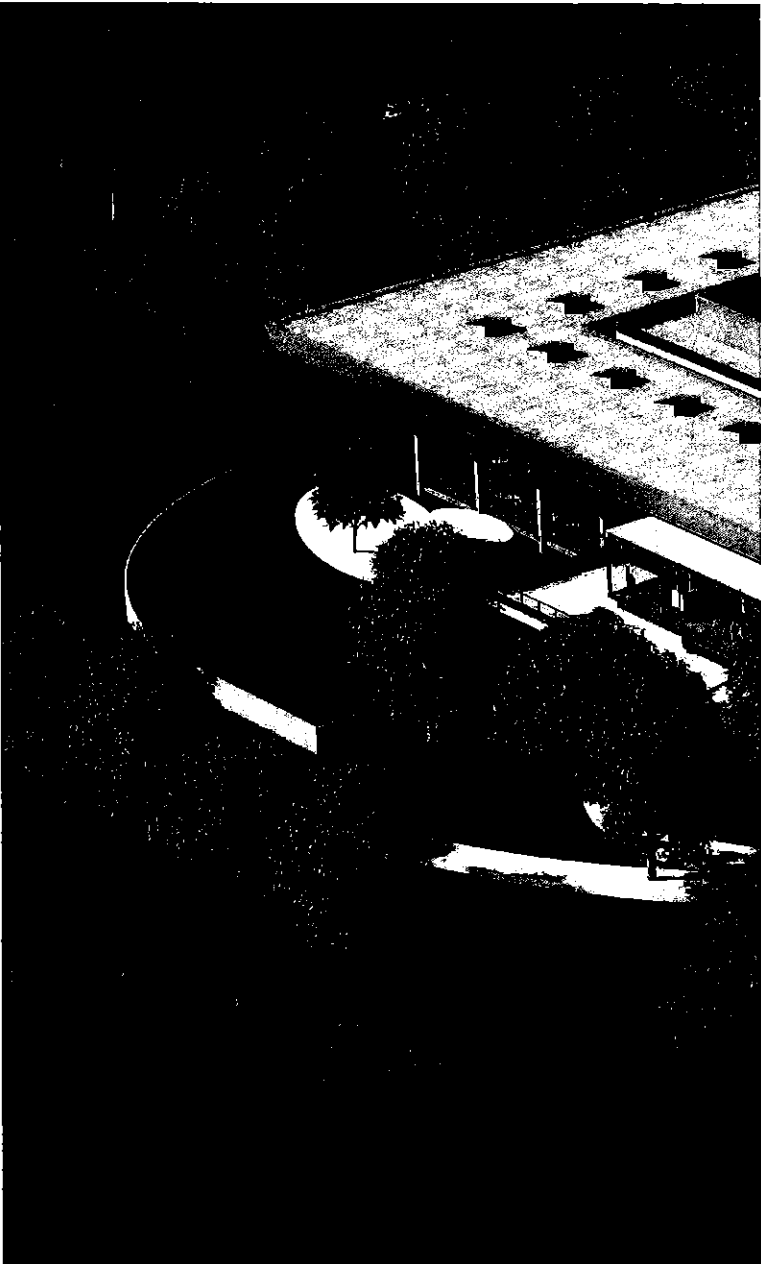
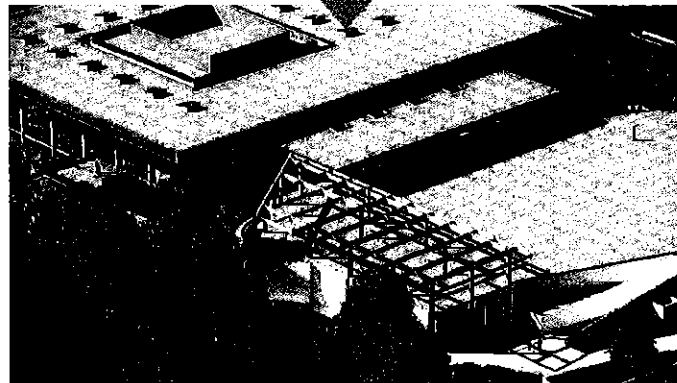
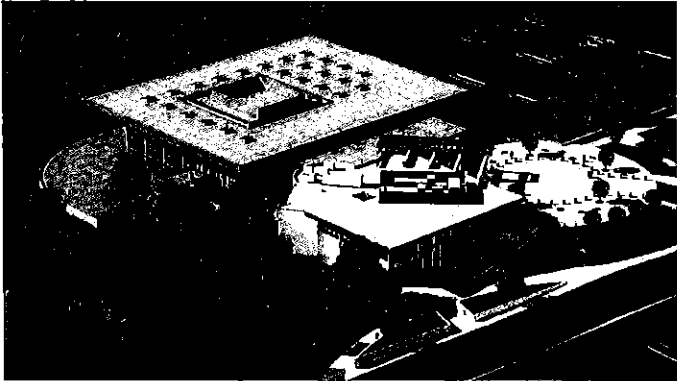
SIZE: 110,000 SF COST: TBD JOHNSON FAVARO TEAM: Jim Favaro, Principal-in-Charge, Steve Johnson, Principal, Project Architect; Kevin Gerarghty Design Associate

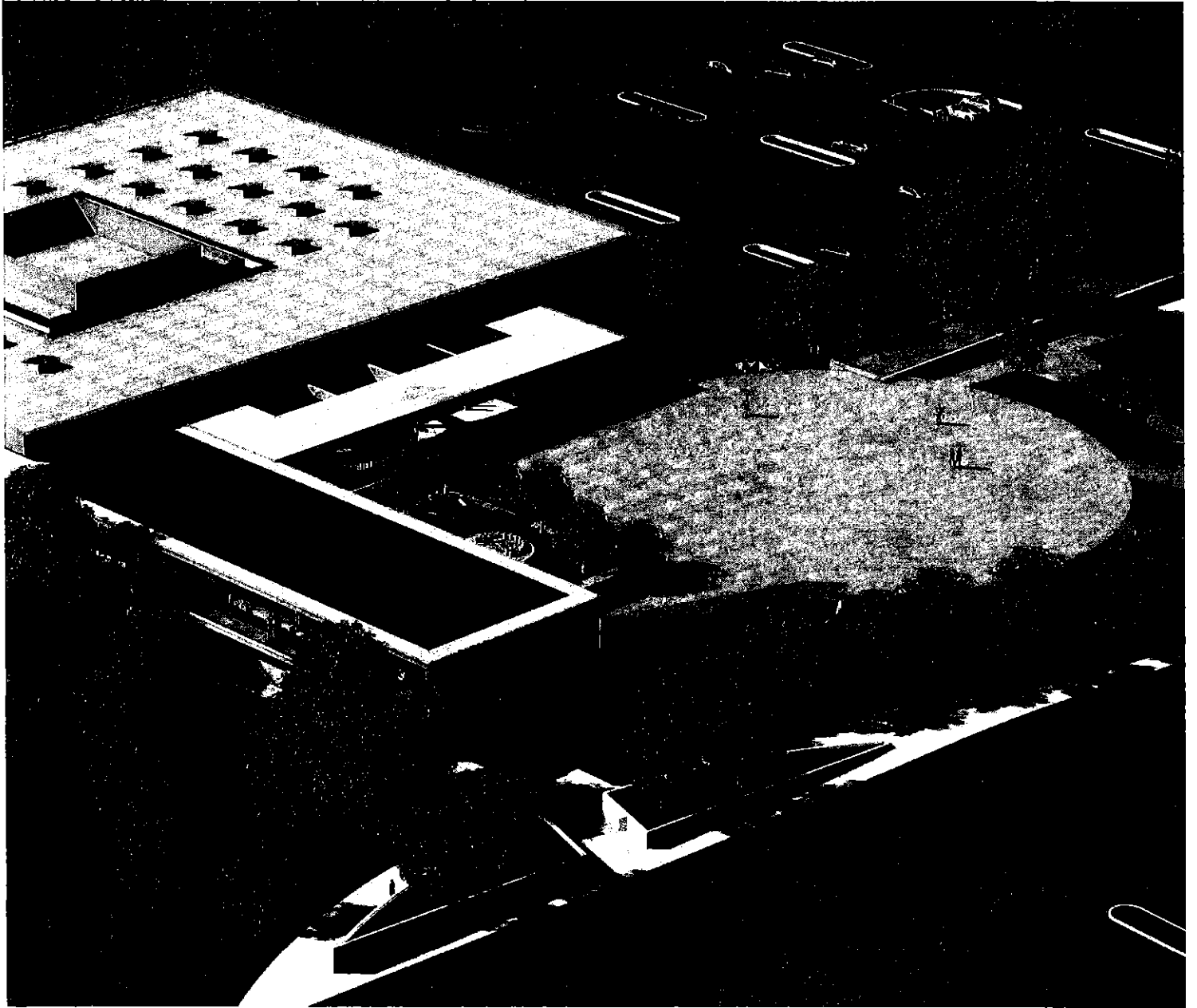




ABOVE RIGHT Arrival court, with removal of 1994 addition, addition of new wing in its place and redeveloped main library at completion BELOW RIGHT
Redeveloped library overlooking Huntington Beach Central Park

EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



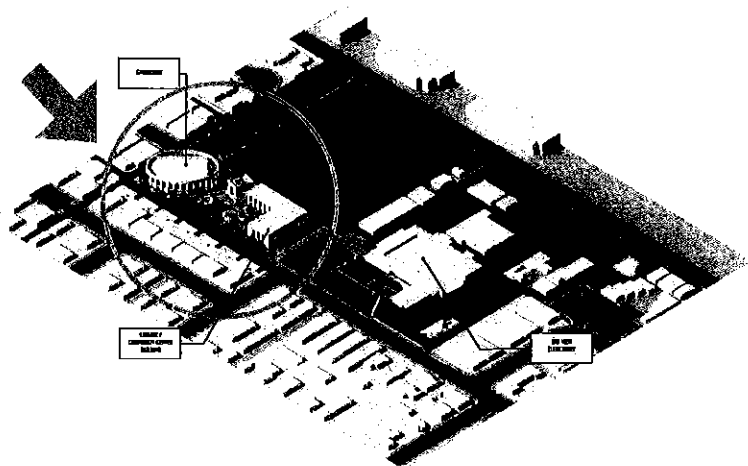
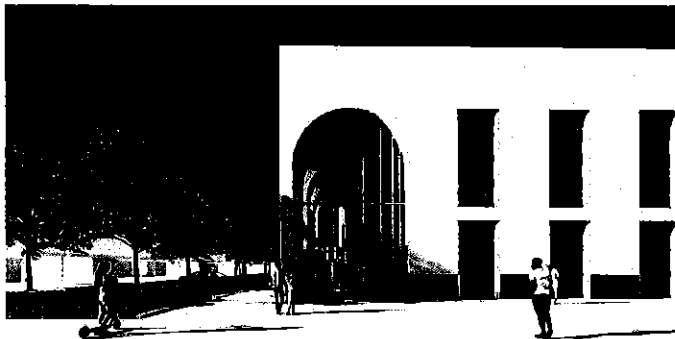


LEFT TOP TO BOTTOM Removal of 1994 addition, construction of new wing in its place. ABOVE RIGHT Aerial view of library at completion of redevelopment with 1994 addition removed, new wing added, new fountains and interior renovations.

CITY OF HUNTINGTON BEACH OAK VIEW PARK, LIBRARY AND COMMUNITY CENTER

CITY OF HUNTINGTON BEACH | HUNTINGTON BEACH, CA

The existing park, community center and library are highly used spaces located within a walkable, vibrant, and historically underserved neighborhood at the southeast corner of the city. After completing a masterplan of the 2.55 acre site, our project will consist of a new two story building which co-locates the community center on the first floor and library on the second floor offering flexible and multipurpose spaces for all ages.



CLIENT: City of Huntington Beach **STATUS:** Master plan completed 2022; design begins Q2 2023 **SIZE AND COST:** Oak View Branch Library and Oak View Community Center Building: 24,520 SF; TBD
CLIENT REFERENCE: Chris Slama, Former Director of Community & Library Services, (714) 536-5495; cslama@surfcity-hb.org

INDOOR RECREATION CENTER WITH GYMNASIUM



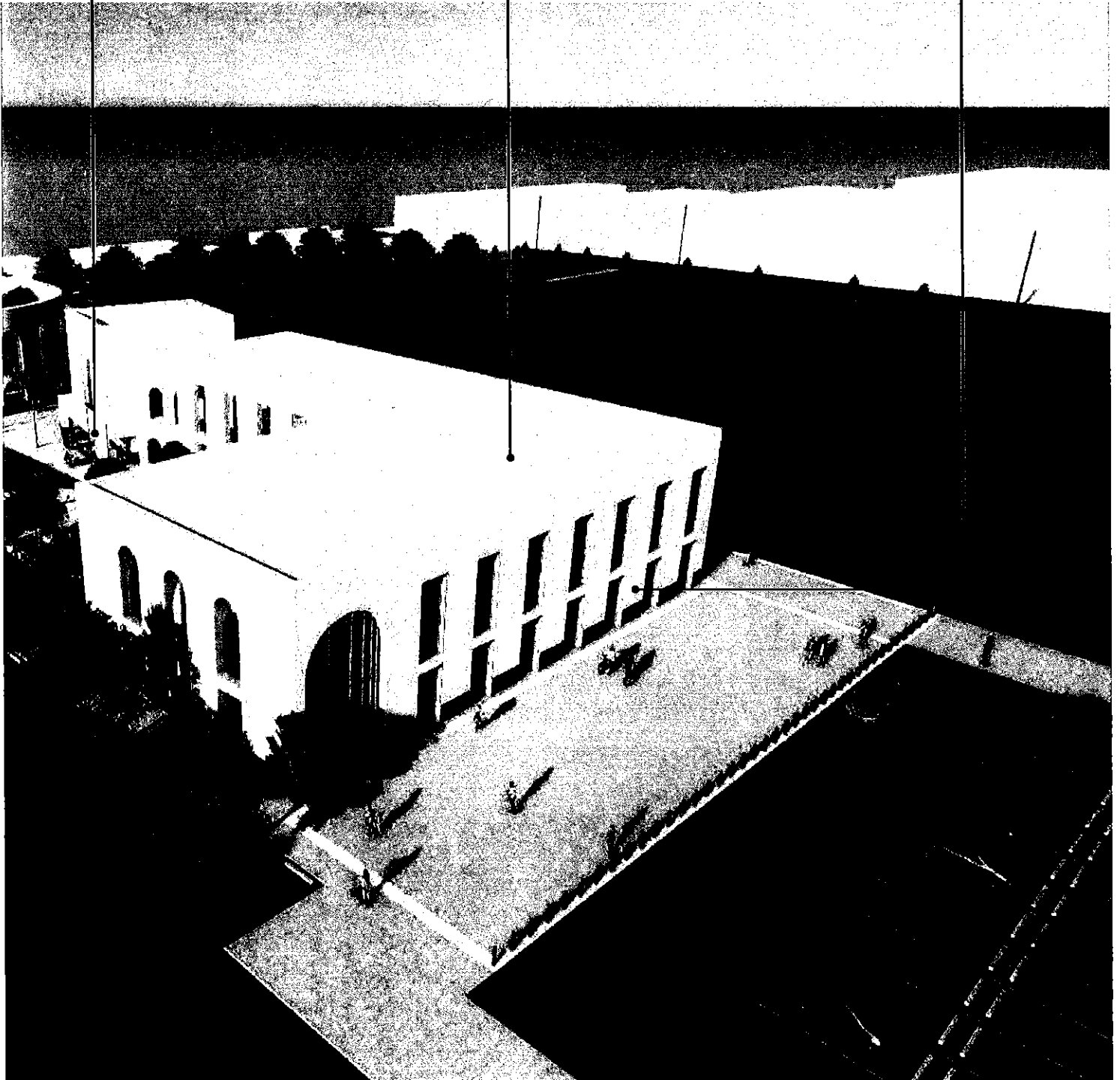
MULTI-PURPOSE COMMUNITY PLAZA, SPORTS COURTS AND PLAYGROUNDS

REDEVELOPMENT PROJECT

NUTRITION/CULINARY
CENTER

LIBRARY

MULTI PURPOSE COMMUNITY CENTER

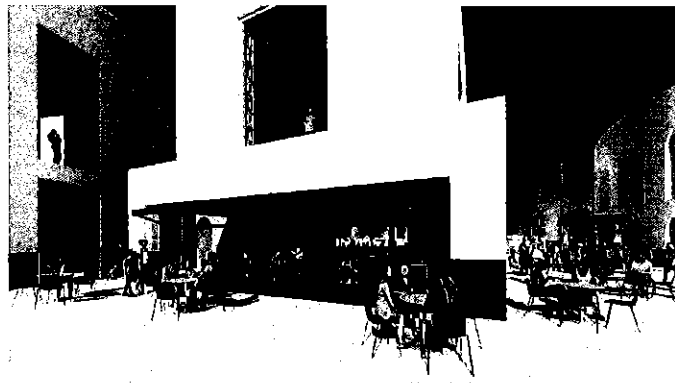


ABOVE LEFT Community center and library main entrance BELOW LEFT City property adjacent to Ocean View Elementary School property ABOVE RIGHT Aerial view looking northwest of master plan; new facilities and parking at completion. Adjacent Ocean View School District property sits above right.

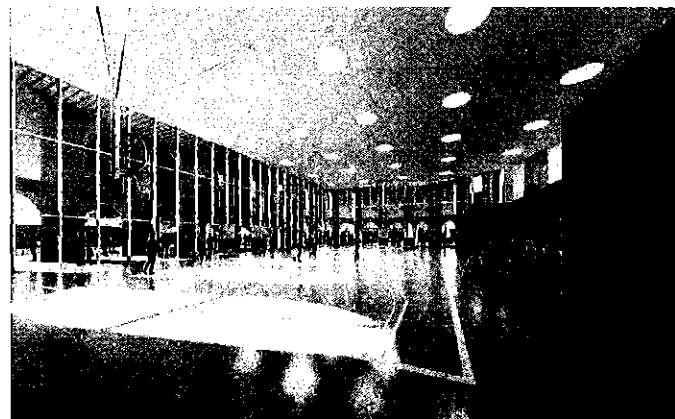
EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



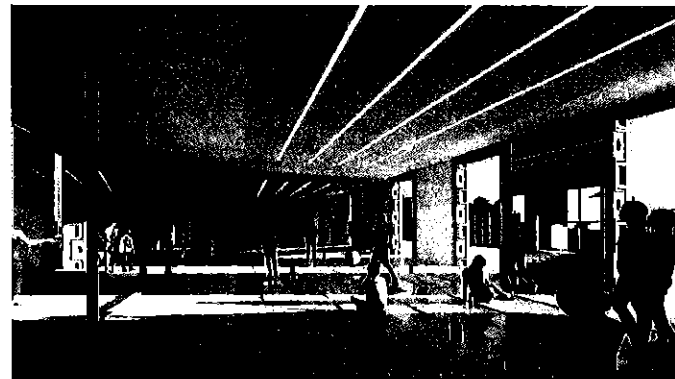
MAIN LIBRARY READING ROOM



CULINARY/NUTRITION INSTRUCTION CENTER

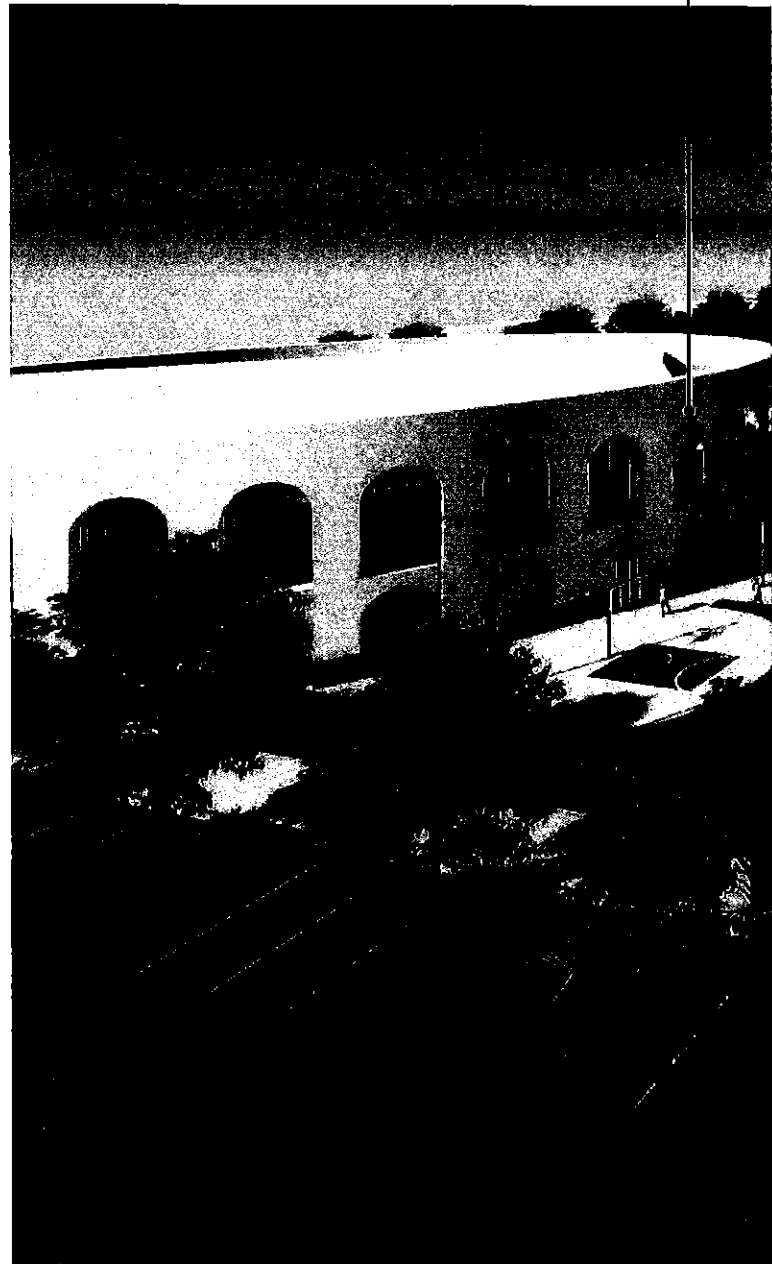


NEW GYMNASIUM



MULTI PURPOSE FITNESS DANCE STUDIO

INDOOR RECREATION CENTER WITH GYMNASIUM



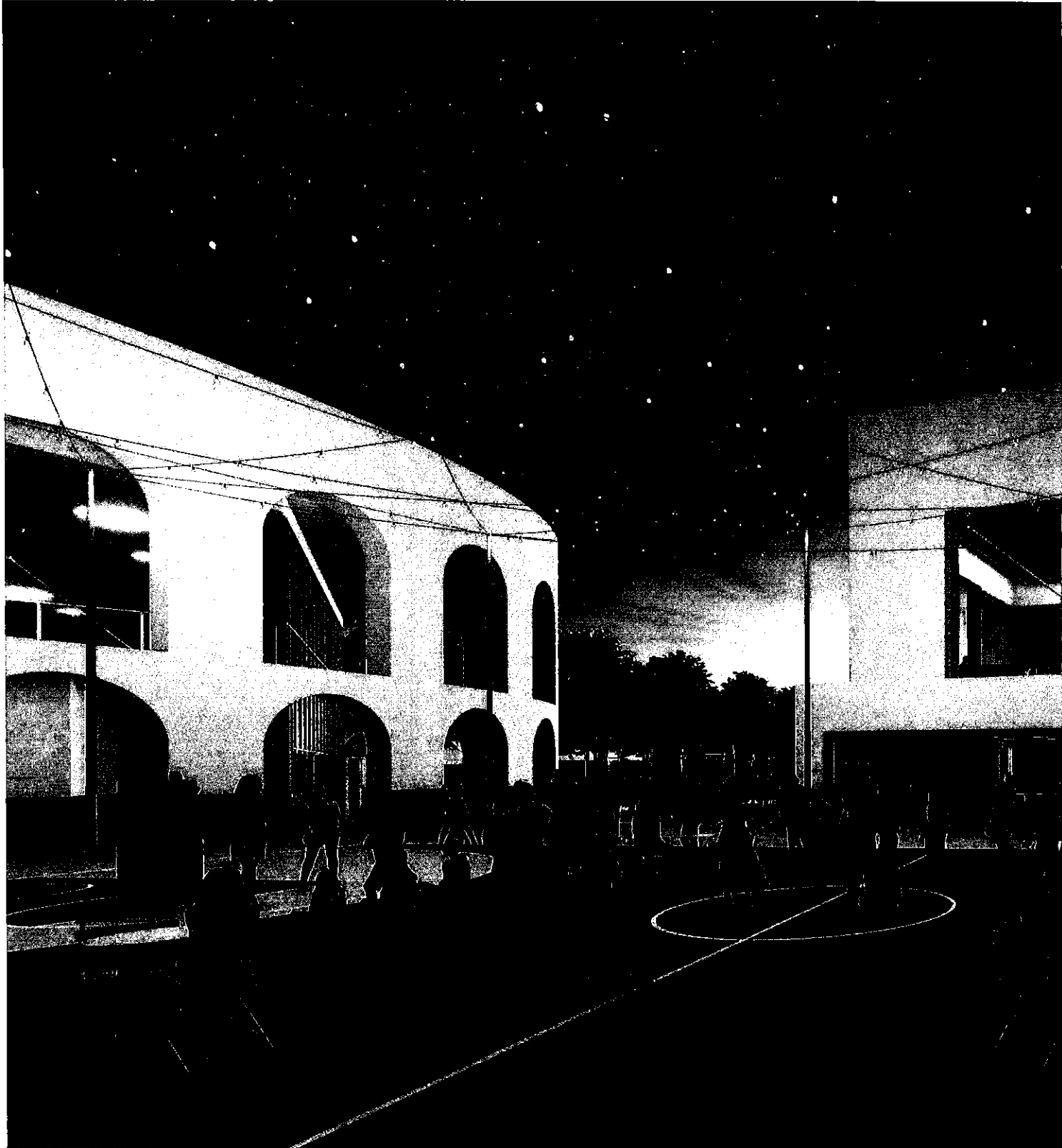
NUTRITION/CULINARY
CENTER

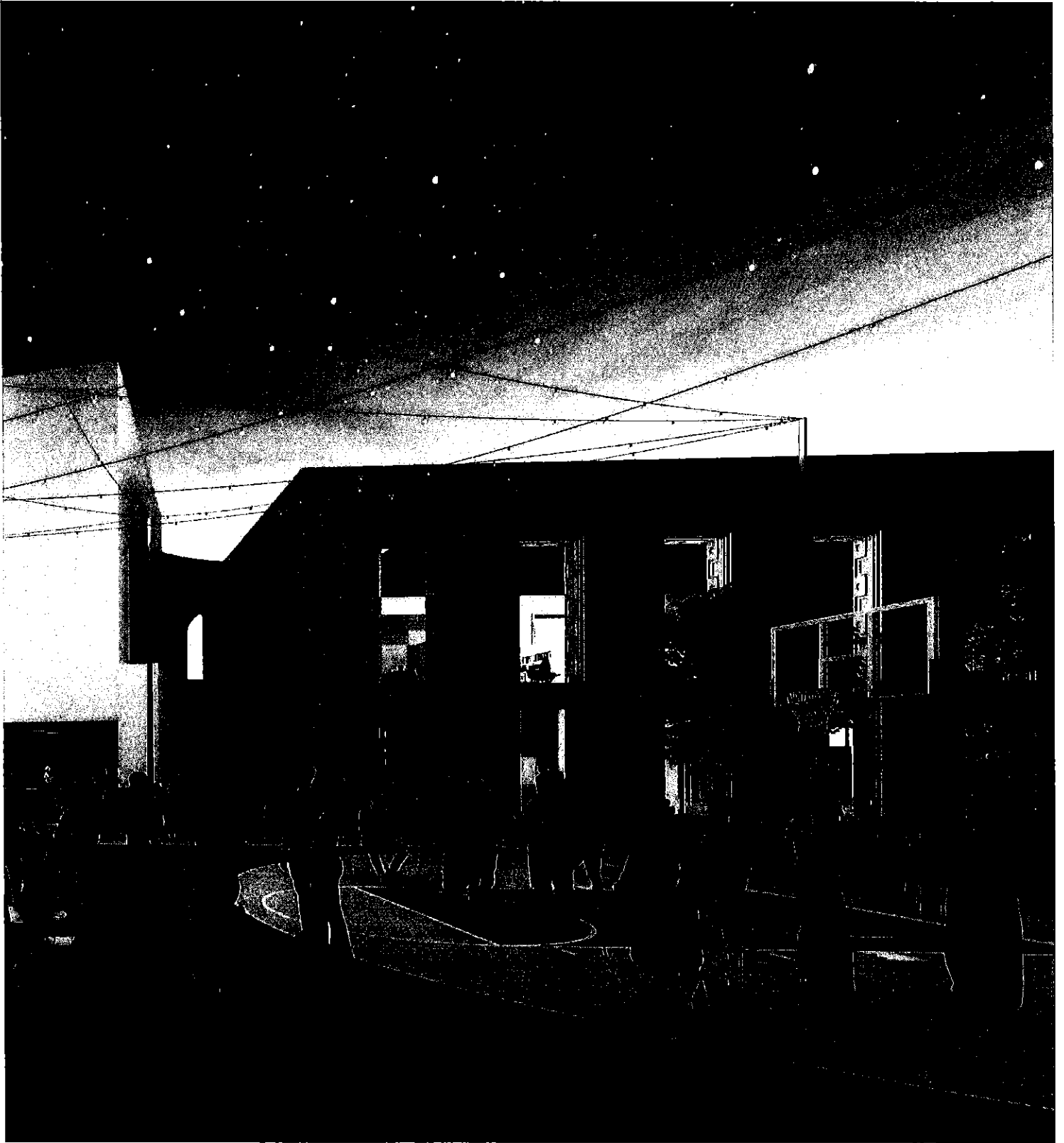
COMMUNITY CENTER AT GROUND FLOOR
LIBRARY AT SECOND FLOOR



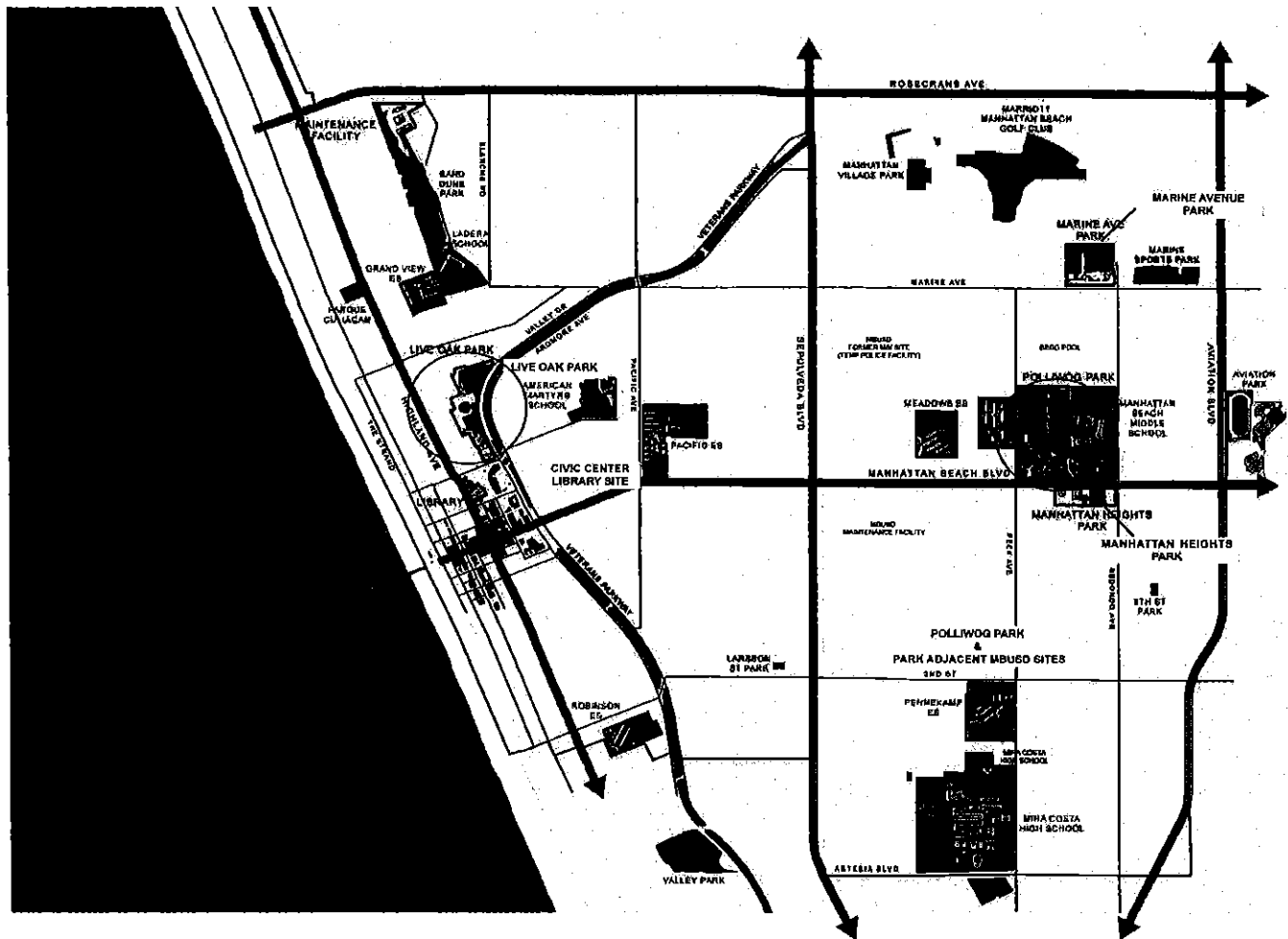
MULTI PURPOSE COMMUNITY PLAZA,
SPORTS COURTS AND PLAYGROUNDS

ABOVE RIGHT T Gymnasium left, nutrition instruction center and main library room center, library and community center right. Sports courts and children's playground area at center of the complex.



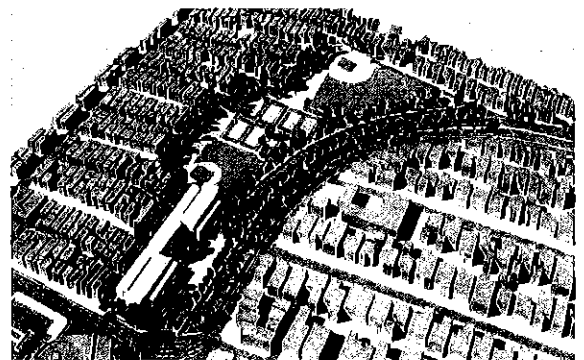


SPORTS COURTS TRANSFORMED INTO COMMUNITY EVENTS SPACE Gymnasium left, nutrition instruction center and main library room center, library and community center right.



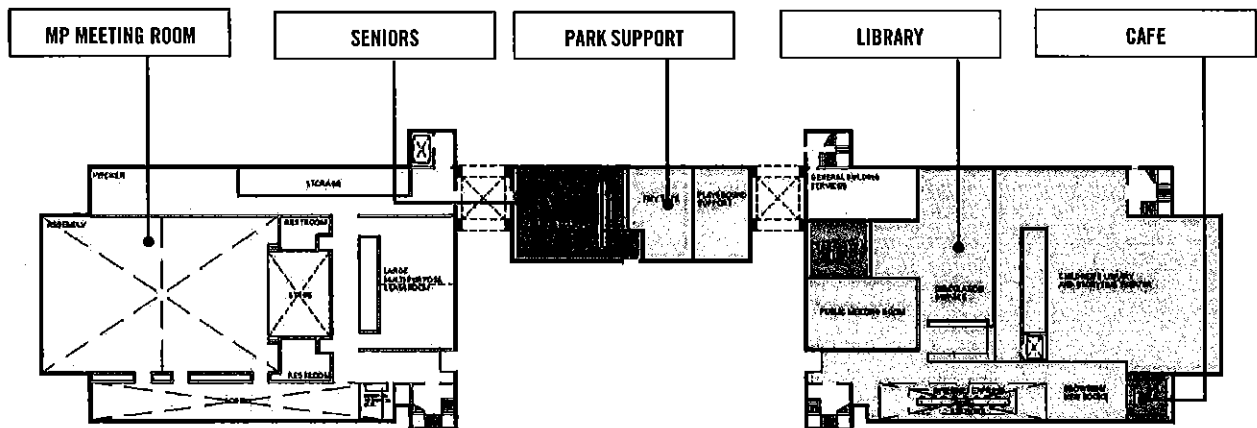
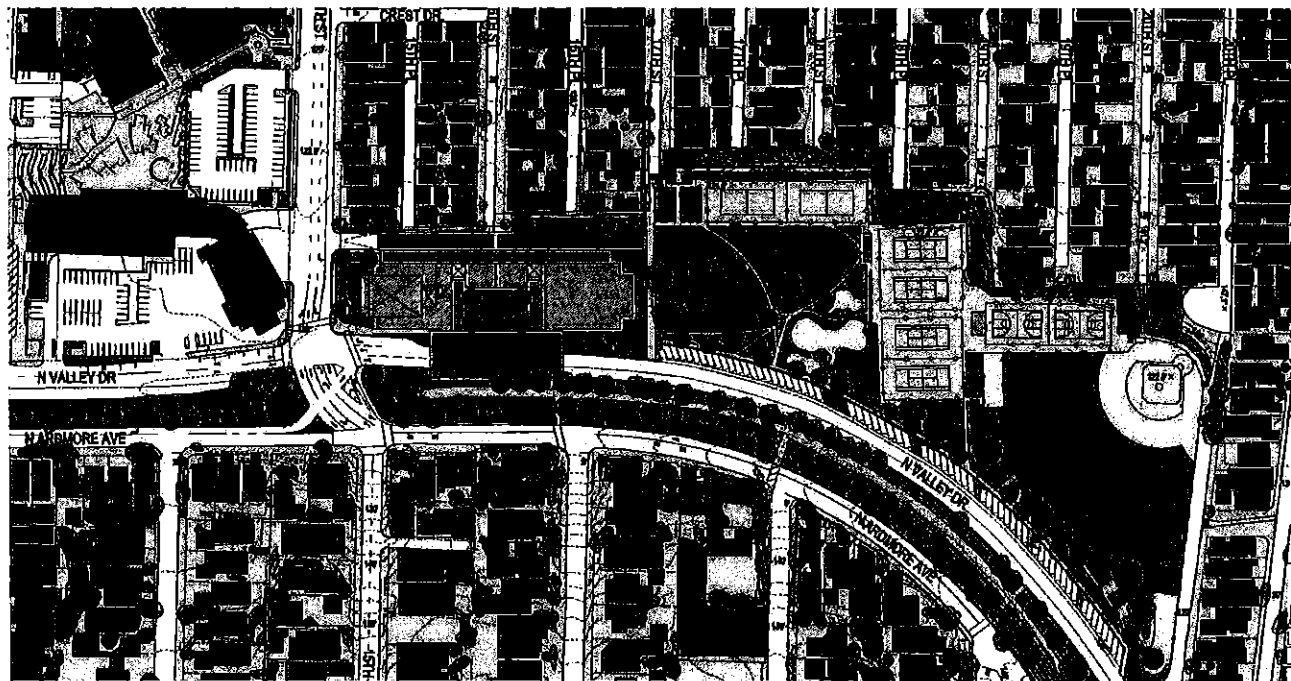
CITY OF MANHATTAN BEACH STRATEGIC FACILITIES PLAN CIVIC CENTER AND LIVE OAK PARK MASTER PLANS MANHATTAN BEACH, CA

The facilities strategic plan took inventory, assessed, evaluated and provided plans for every city owned and some school district owned property in the city. The master plan for Live Oak Park calls for the removal of all existing community facilities in the park, the relocation of one ball field and the expansion of park open space. A new building is proposed for the south panhandle of the park closest to the Civic Center in the heart of downtown Manhattan Beach. Locating children and seniors together in one facility with ample nearby meeting space invests life into all three of the building's components.



COMPLETION: 2008 **SCOPE:** 100,000 SF, 50 acres in various locations city wide **JOHNSON FAVARO TEAM:** Jim Favaro, Principal-in-Charge; Steve Johnson, Principal, Project Architect; Brian Davis, Design Associate **CLIENT REFERENCE:** David Lesser, Former City Council Member, Former Mayor Pro Tem, City of Manhattan Beach; (310) 937-1515; david.lessner@mattaganllc.com

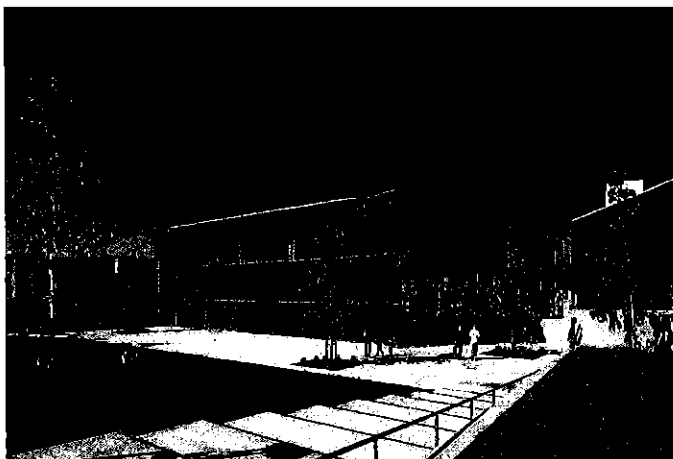
TOP Vicinity map of city and school district owned properties **ABOVE RIGHT** Model of Live Oak Park and its community meeting center at completion.



TOP Rendering of the co-located library, senior social/activity center and community center at the south end of the park. Veterans Parkway is in the foreground MIDDLE Live Oak Park Illustrative Plan. BOTTOM Floor plan of community center.

CITY OF MANHATTAN BEACH CIVIC CENTER REDEVELOPMENT AND COUNTY OF LOS ANGELES BRANCH- LIBRARY

At conclusion of the city wide Facilities Strategic Plan (completed by our office in 2008) the city chose to keep the library on its existing site in the city's civic center. The feasibility study entertained two options: 1) renovation and expansion of the existing facility; and 2) replacement of the existing facility. Option (2) was selected and the new two story library has replaced the existing one story facility. The new library includes one of the most heavily used children's library in the LA County Library system, as well as adult reading areas with views of the Santa Monica Bay. **LEED GOLD**



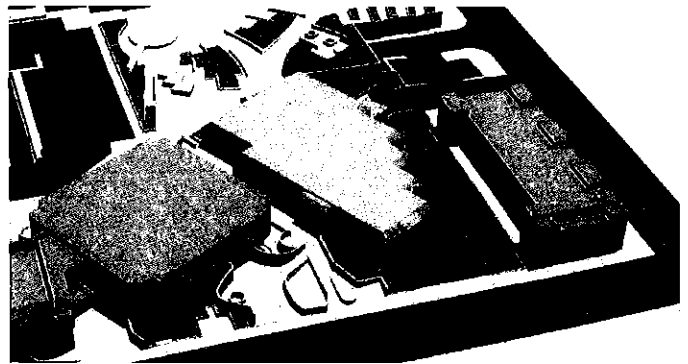
NEW LIBRARY AT THE HEART OF THE CIVIC CENTER

CLIENT: County of Los Angeles/City of Manhattan Beach

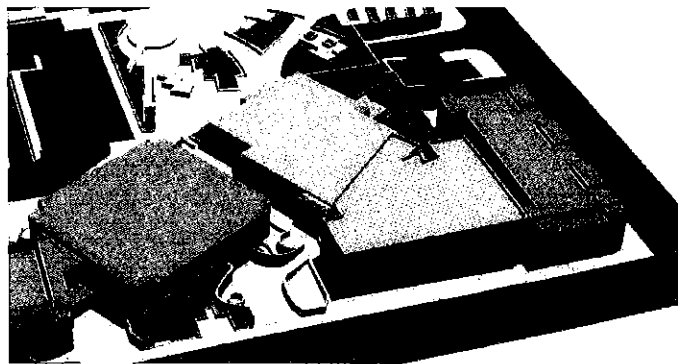
COMPLETION: 2015 **SIZE AND COST:** 22,500 SF; \$18.5M

JOHNSON FAVARO TEAM: Jim Favaro, Principal-in-Charge, Steve Johnson, Principal, Project Architect; Brian Davis, Job Captain

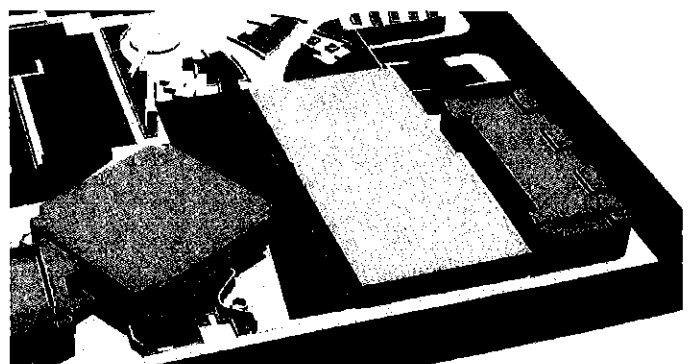
CLIENT REFERENCE: David Lesser, Former City Council Member, City of Manhattan Beach; (310) 937-1515; david.lesser@mattaganllc.com



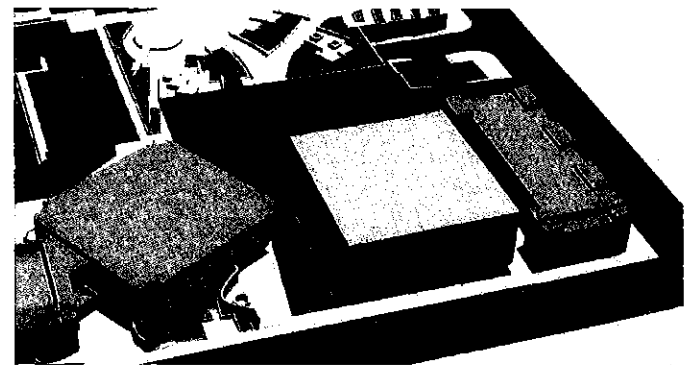
CITY HALL, CIVIC CENTER AND OLD LIBRARY



OPTION 1: RENOVATION AND TWO STORY ADDITION



OPTION 2: REPLACEMENT IN ONE STORY CONFIGURATION

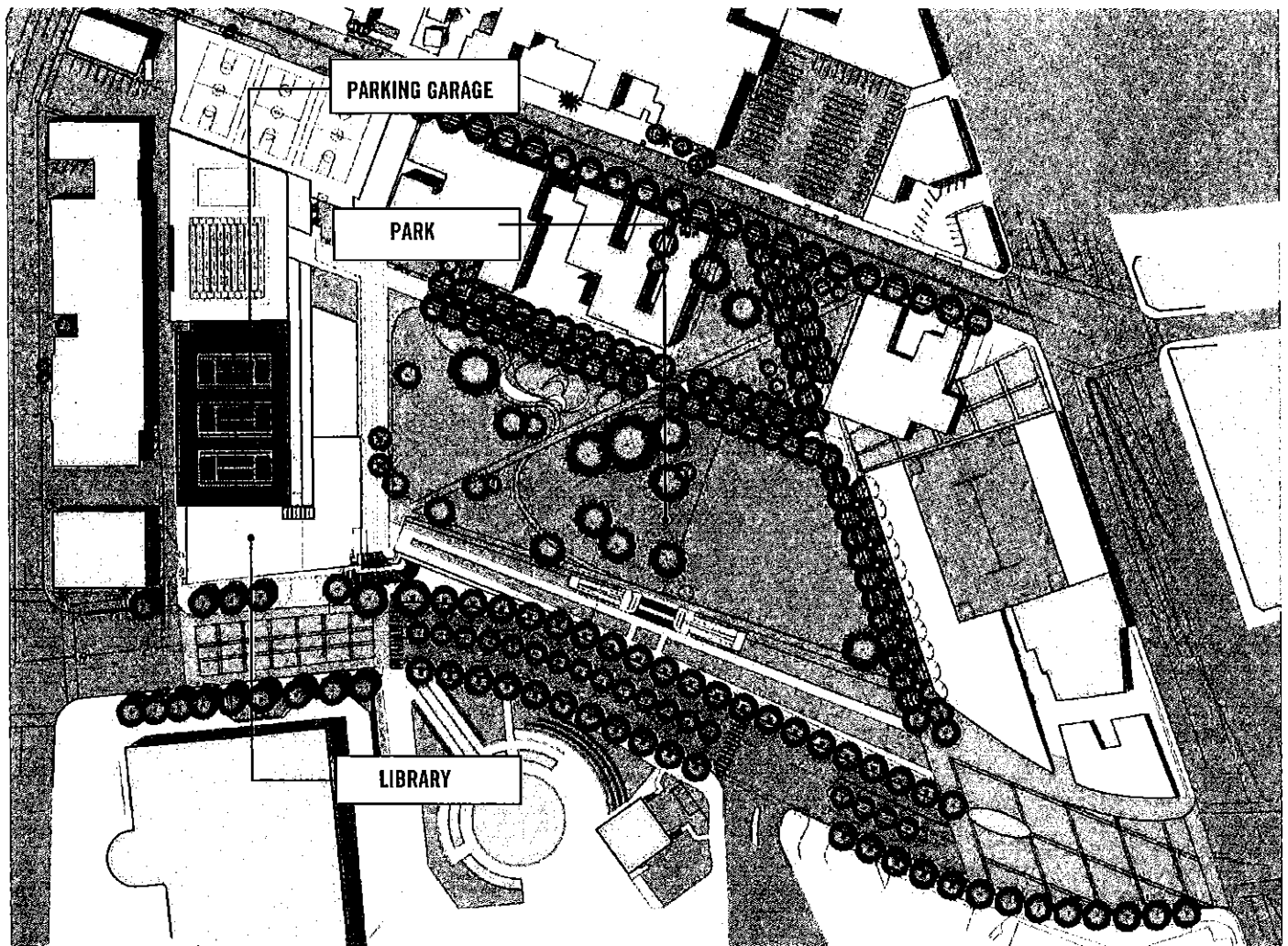


OPTION 3: REPLACEMENT IN TWO STORY CONFIGURATION



TOP The library anchors the civic center at the crossroads of downtown where Manhattan Beach Boulevard and Highland Avenue meet. Seen here, the Highland Avenue frontage and main library entrance. **BELOW** Library elevation faces onto the park at the heart of the civic center

EXHIBIT 2 - PORTFOLIO OF RELEVANT PROJECTS



CITY OF WEST HOLLYWOOD PARK REDEVELOPMENT PROJECT WEST HOLLYWOOD, CA

A two year effort studied the feasibility and options for relocation of all of the community recreation facilities located within the existing park, including a library, aquatics center and auditorium. The master plan studied various options for relocating the library in and around the city and the park. The design and construction of the library and an associated parking garage became phase I of the park master plan.

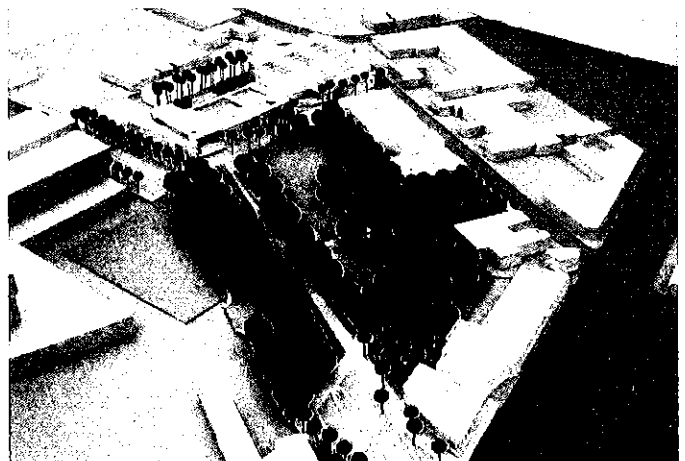
LIBRARY COMPLETION: 2011

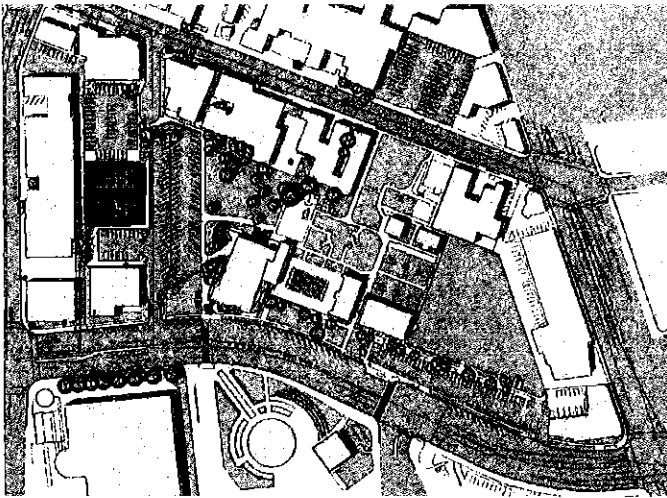
SIZE AND COST: 48,000 SF; \$38M

JOHNSON FAVARO TEAM: Jim Favaro, Principal; Steve Johnson, Principal, Project Architect; Brian Davis, Job Captain

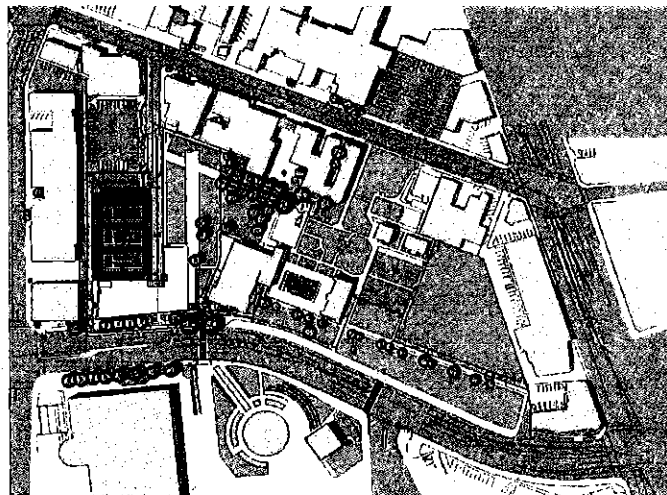
CLIENT REFERENCE: John Heilman, Former Mayor, City of West Hollywood, jheilman@weho.org; (323) 848-6460

TOP West Hollywood Park master plan at completion **BELOW** Library San Vicente Boulevard elevation

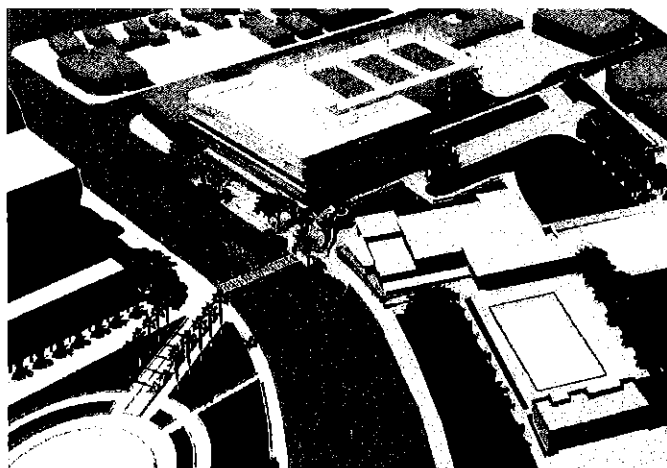




THE PARK AS IT EXISTED IN 2002

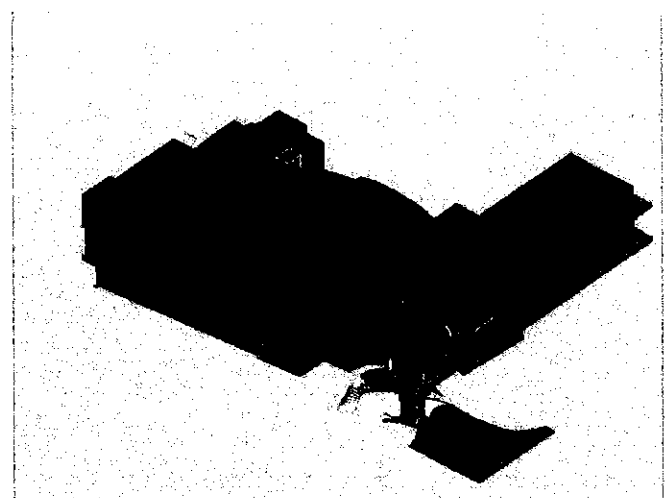


THE PARK AT COMPLETION OF PHASE I COMPLETED IN 2011
(The library and municipal parking garage)

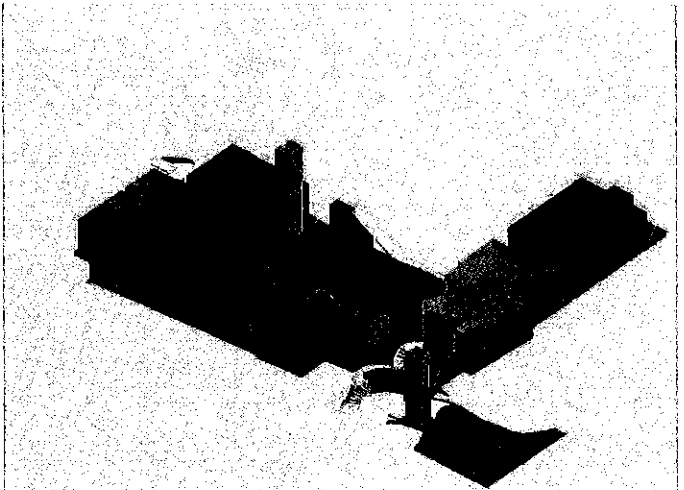


AERIAL VIEW OF PHASE I LOOKING SOUTH COMPLETED IN 2011
(The library and municipal parking garage)

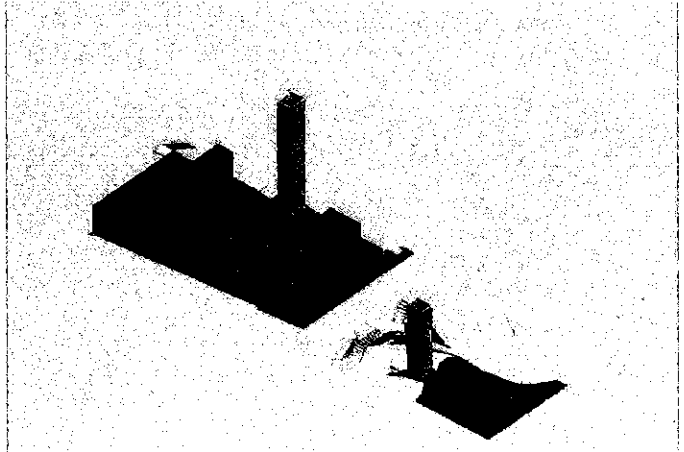
ABOVE LEFT Existing park and Phase I: the new library and parking garage.



NEW LIBRARY THIRD FLOOR SPACE PROGRAM



NEW LIBRARY SECOND FLOOR SPACE PROGRAM



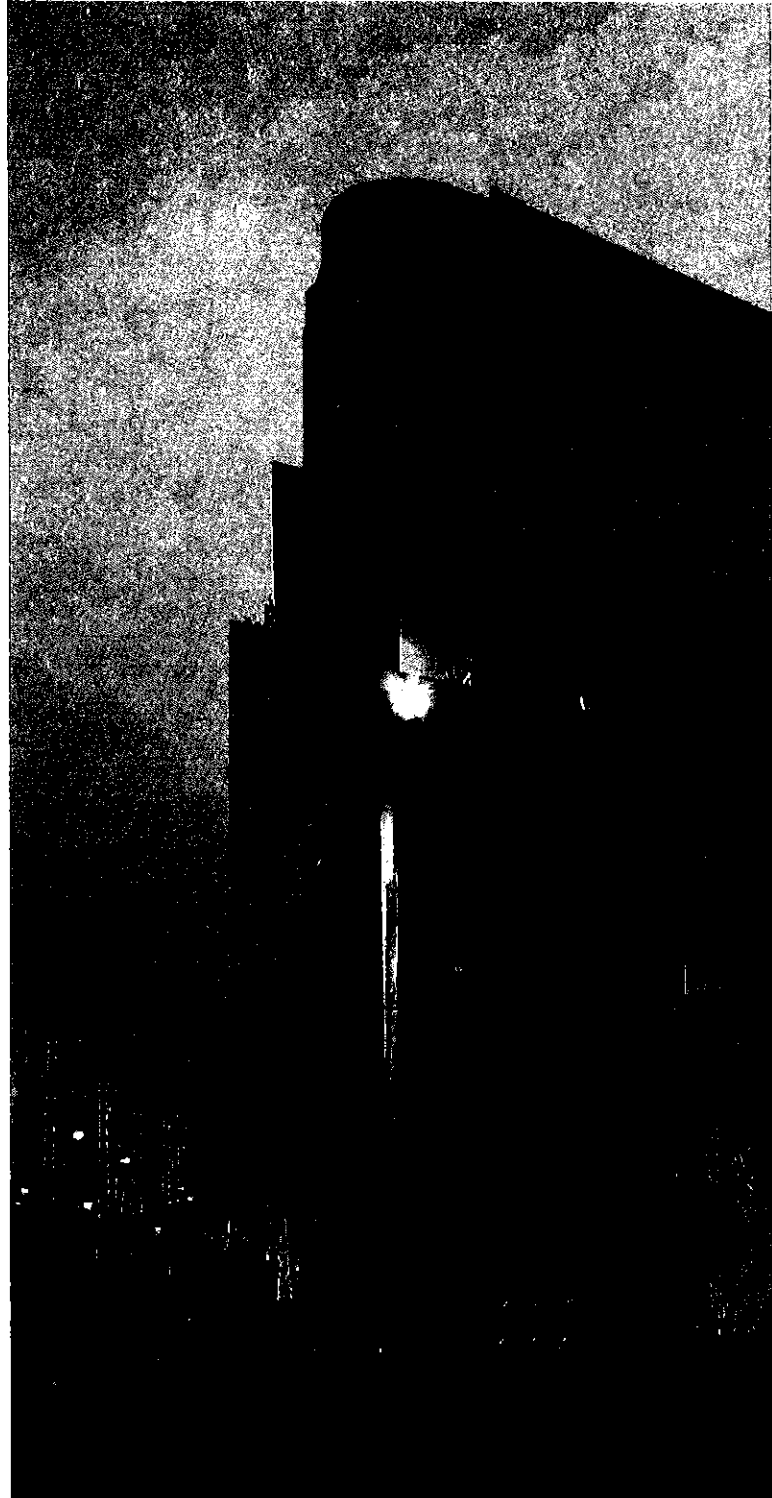
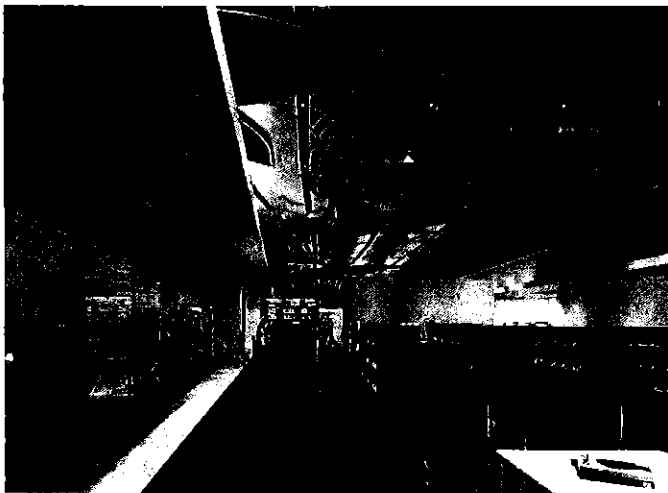
NEW LIBRARY GROUND FLOOR SPACE PROGRAM

ABOVE RIGHT 3D diagrams of the library needs assessment and building program.

CITY WEST HOLLYWOOD LIBRARY AND MUNICIPAL GARAGE

CITY OF WEST HOLLYWOOD/COUNTY OF LOS ANGELES |
WEST HOLLYWOOD, CA

The three-story, 48,000 SF multi-purpose facility that was built includes a 32,000 SF library, council chambers, community meeting rooms, cable access TV station, cafe and municipal parking garage. The library itself is arranged on two floors with circulation desk, children, young adults and career development on the first floor; adults, collections, special collections, periodicals reading and study areas on the second floor. **LEED GOLD**

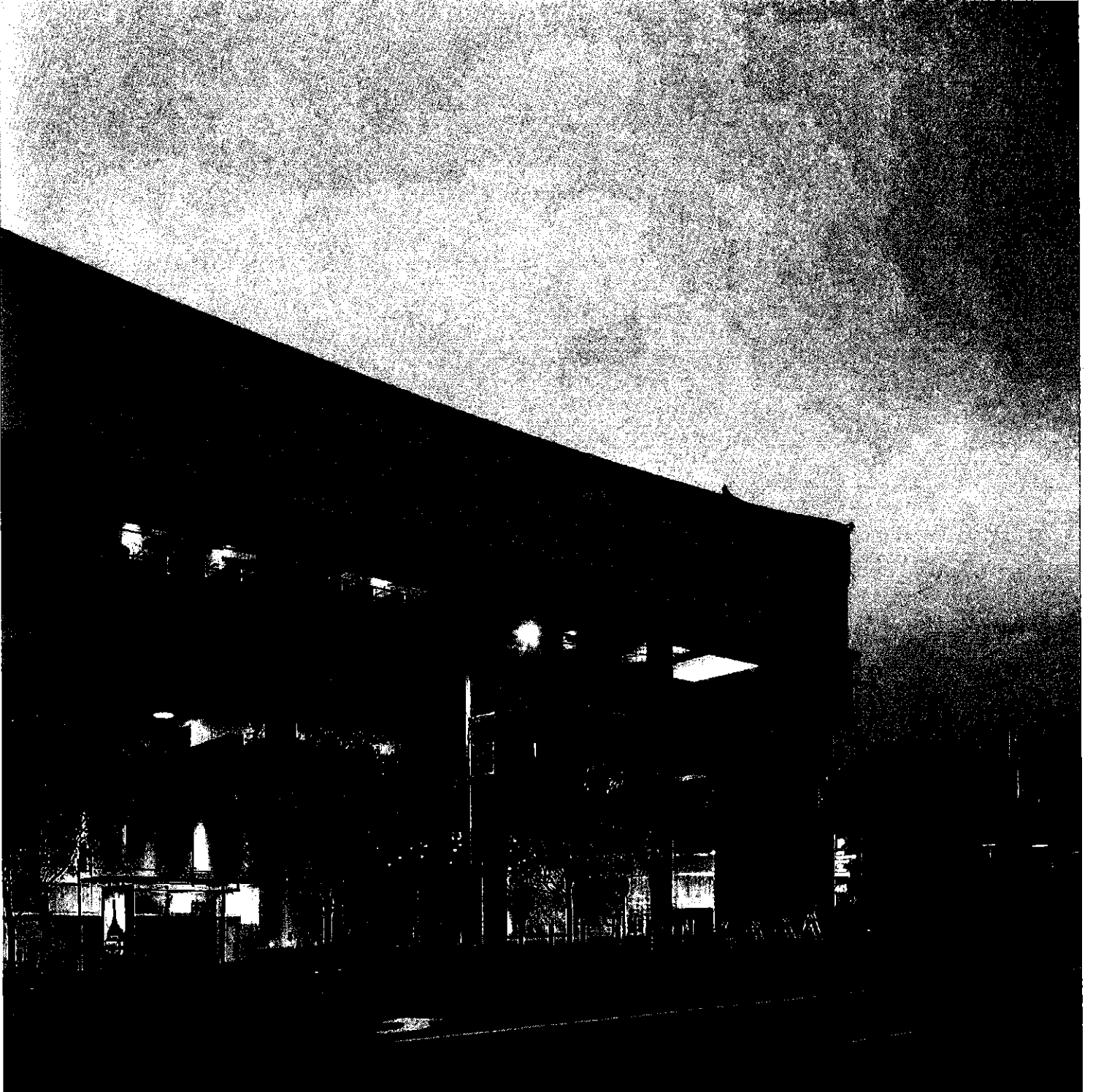


CLIENT: City of West Hollywood **COMPLETION:** 2006-2011

SIZE AND COST: 48,000 SF; Five-story 330 space parking garage;
\$38M

JOHNSON FAVARO TEAM: Jim Favaro, Principal; Steve Johnson,
Principal, Project Architect; Brian Davis, Job Captain

CLIENT REFERENCE John Heilman, Former Mayor, City of West
Hollywood, jheilman@weho.org; (323) 848-6460



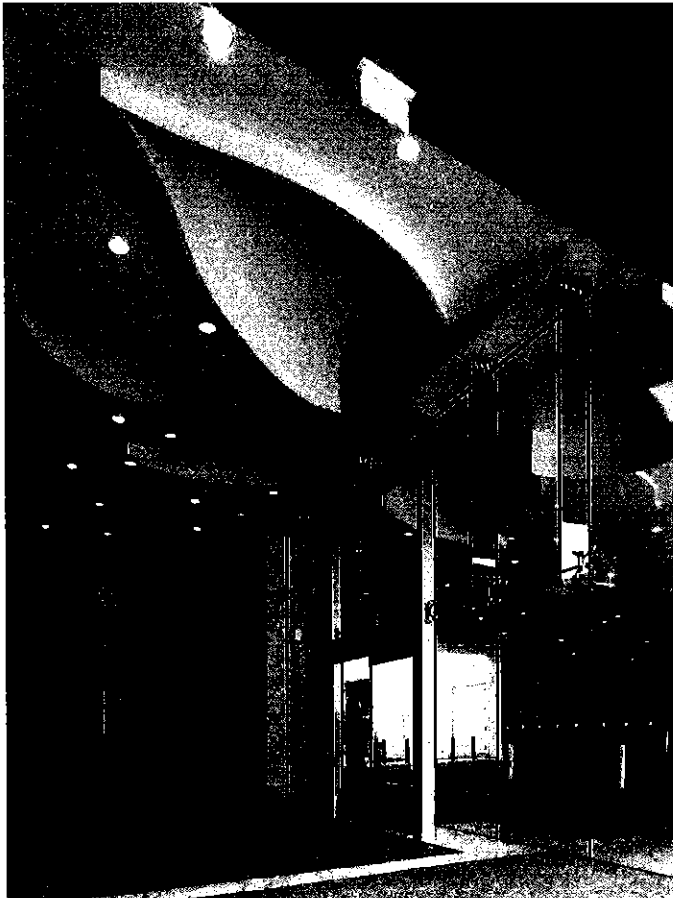
ABOVE LEFT Third floor reading room looking south toward Los Angeles ABOVE RIGHT San Vicente Boulevard elevation and main library entrance

CITY WEST HOLLYWOOD COUNCIL CHAMBER

CITY OF WEST HOLLYWOOD/COUNTY OF LOS ANGELES |
WEST HOLLYWOOD, CA

The 180-seat chamber houses the proceedings of the city council and its commissions--the first of its kind in the history of the city. It resides at the ground floor of the three story library building. The room and the arrival court just outside of it have become the nexus of the civic life of the community where community events, demonstrations, symposia and conferences take place. The room is multi-purpose in use with the ability to be transformed into a theatrical venue.

LEED GOLD



LEFT The council chamber lobby and arrival court

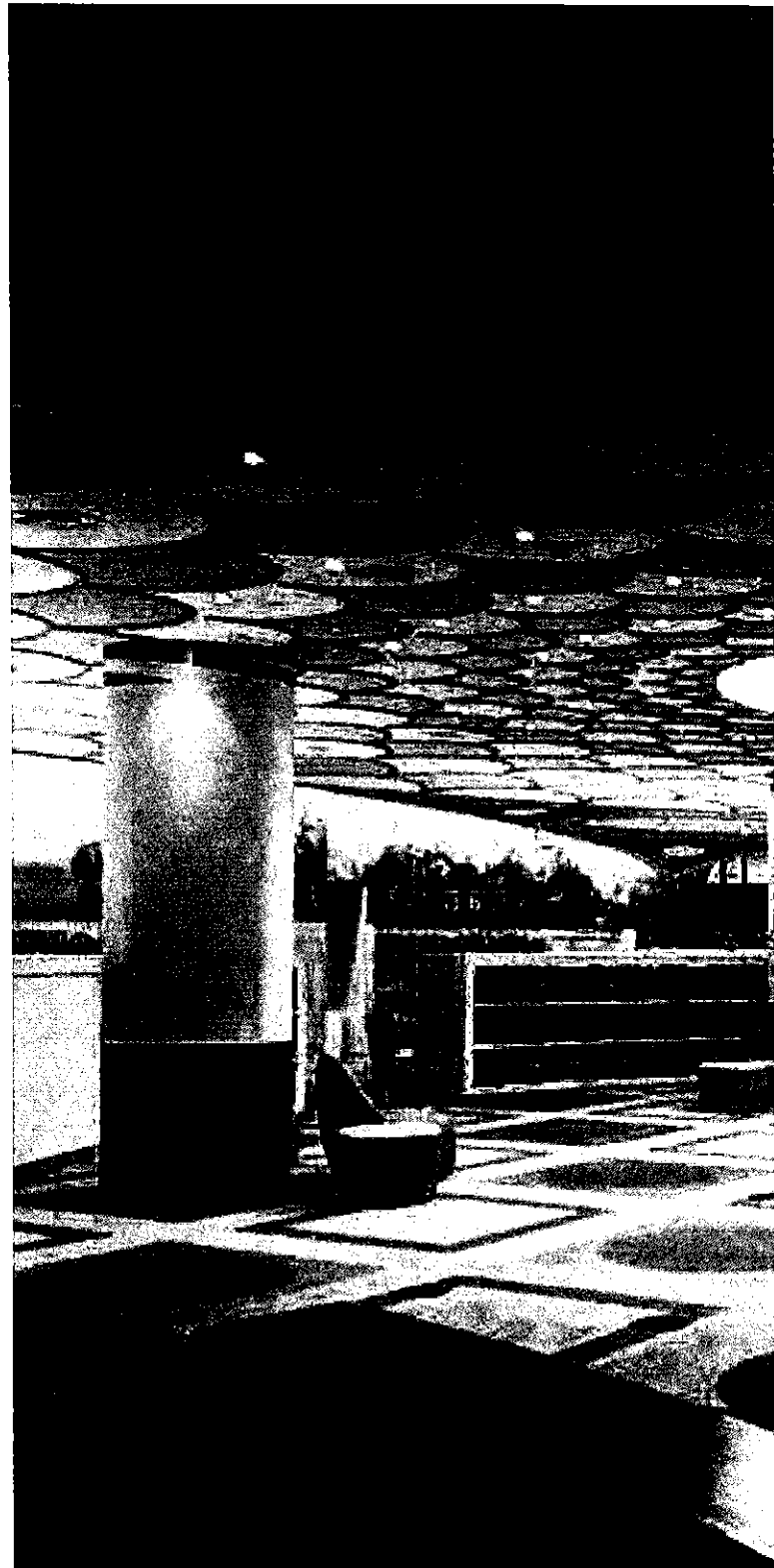
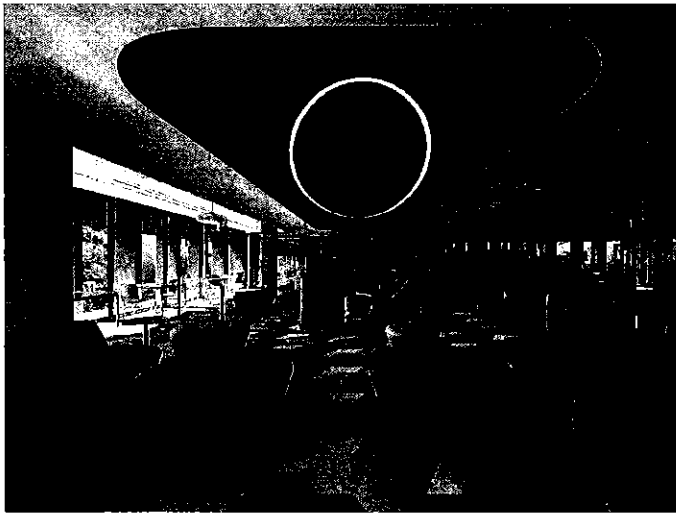


WEST HOLLYWOOD CITY COUNCIL CHAMBER This room also functions as a public meeting room and performance hall

GLENDALE CENTRAL LIBRARY YOUTH SERVICES RENOVATION

CITY OF GLENDALE | GLENDALE, CA

The 7,800 SF renovation of the Children's Library includes a central activity area to facilitate story time, arts and crafts, and STEAM activities, a new Early Children's section, and an enclosed study area. The 2,200 SF Teen's area will include two glass enclosed collaboration rooms, a recording studio with a separate control room, and a video wall for gaming and other activities. This project is currently under construction and planned for completion in July 2024.



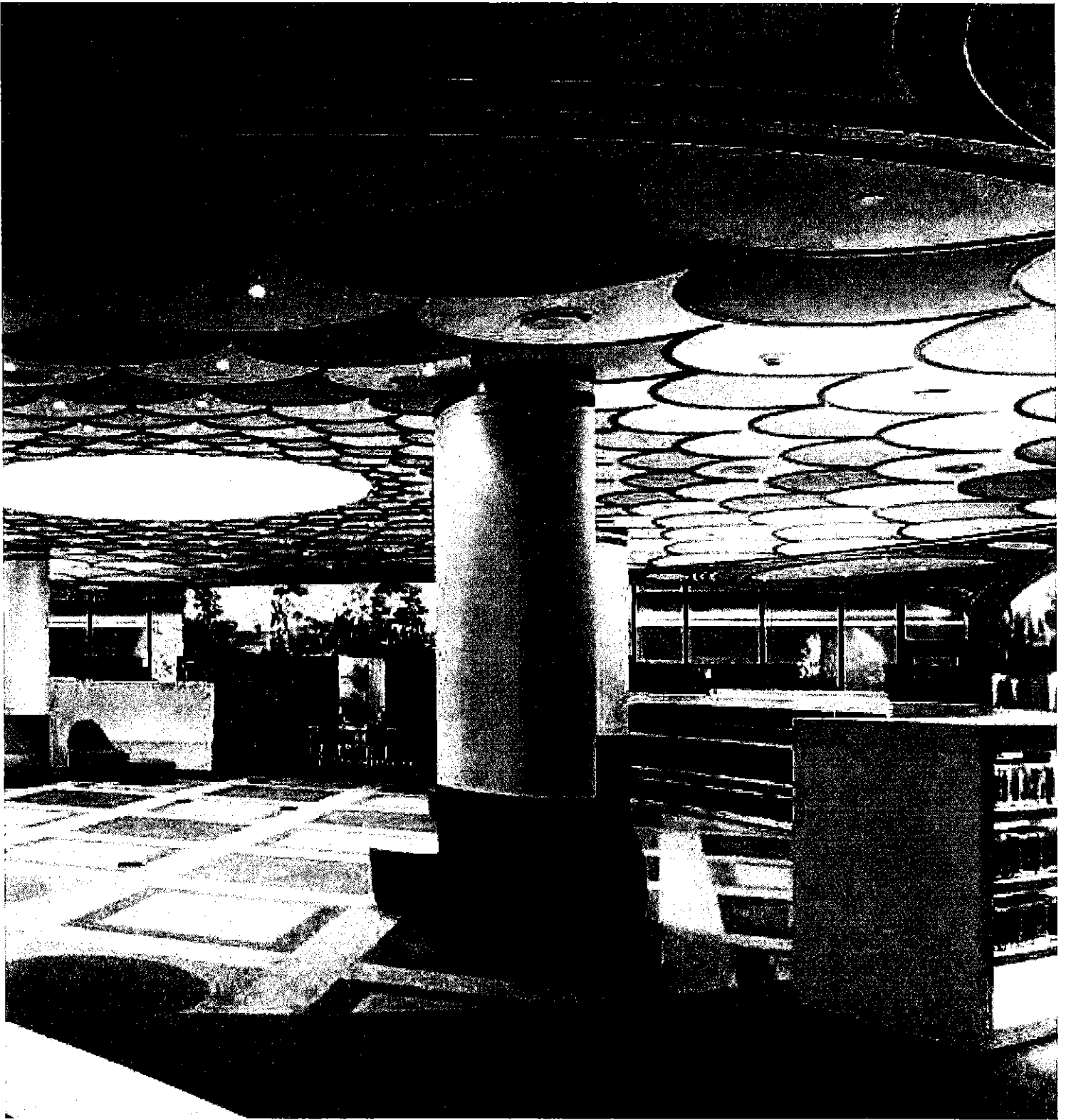
CLIENT: City of Glendale **COMPLETION:** July 2024

SIZE AND COST: 10,000 SF; \$7M

JOHNSON FAVARO TEAM: Jim Favaro, Principal; Steve Johnson, Principal, Project Architect; Kevin Geraghty, Design Associate; Mariana Diaz, Design Associate

CLIENT REFERENCE: Gary Shaffer, Former Director of Glendale Library, Arts & Culture; Current Director of Library Services at Palm Desert Library; gshaffer@palmdesert.gov (760) 776-6460

TOP Children's storytime area **ABOVE RIGHT** Children's library **BELOW RIGHT** Teen area

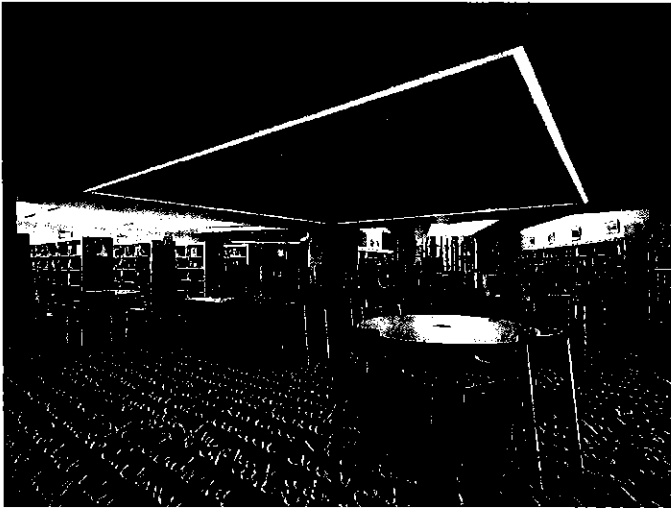


LEFT Young adult and teen library RIGHT Children's library

BEVERLY HILLS CHILDREN'S LIBRARY

CITY OF BEVERLY HILLS | BEVERLY HILLS, CA

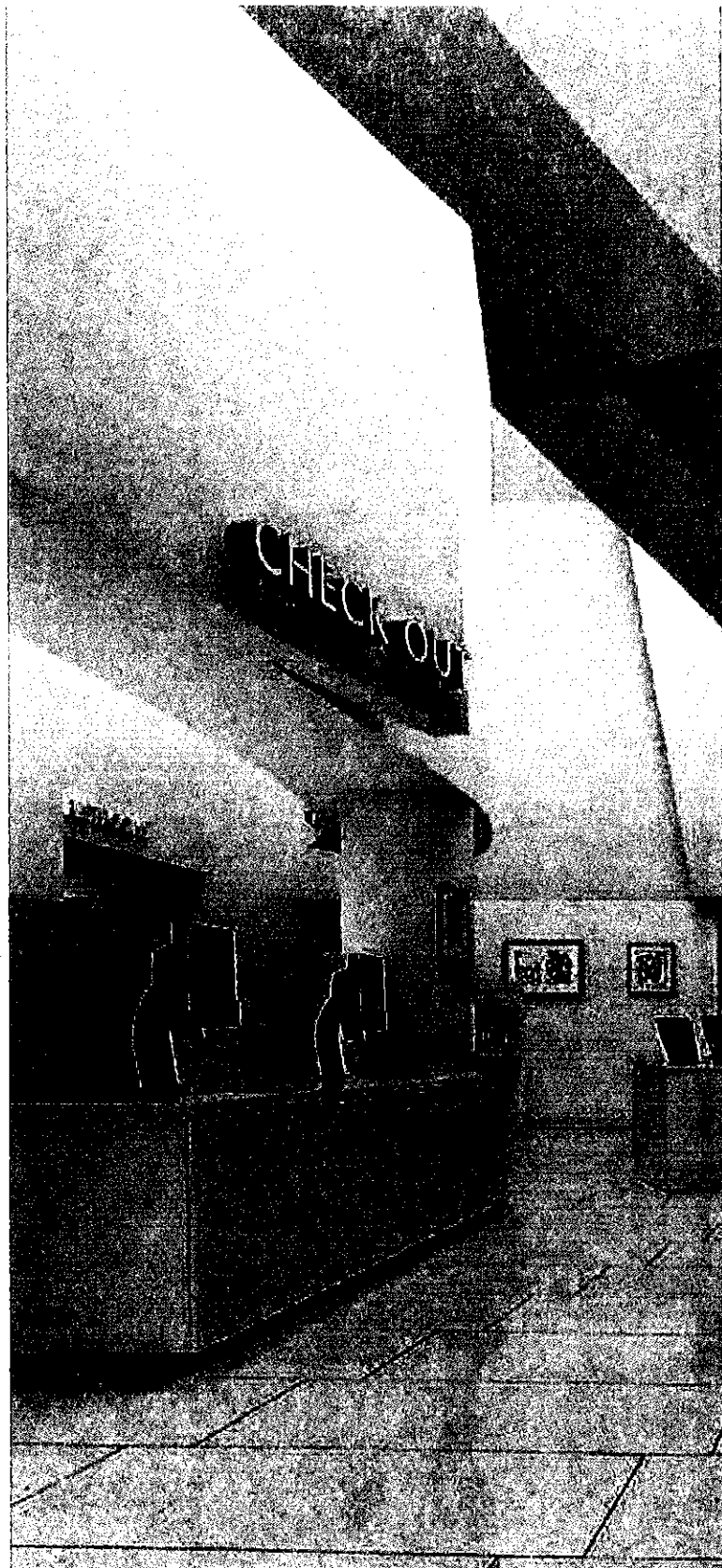
This renovation transformed what was a dark, inefficient part of the Beverly Hills library into a light-filled customer oriented friendly children's library. The project represents phase I of a master plan (completed by this office in 2010) for the renovation of the larger 90,000 SF library.

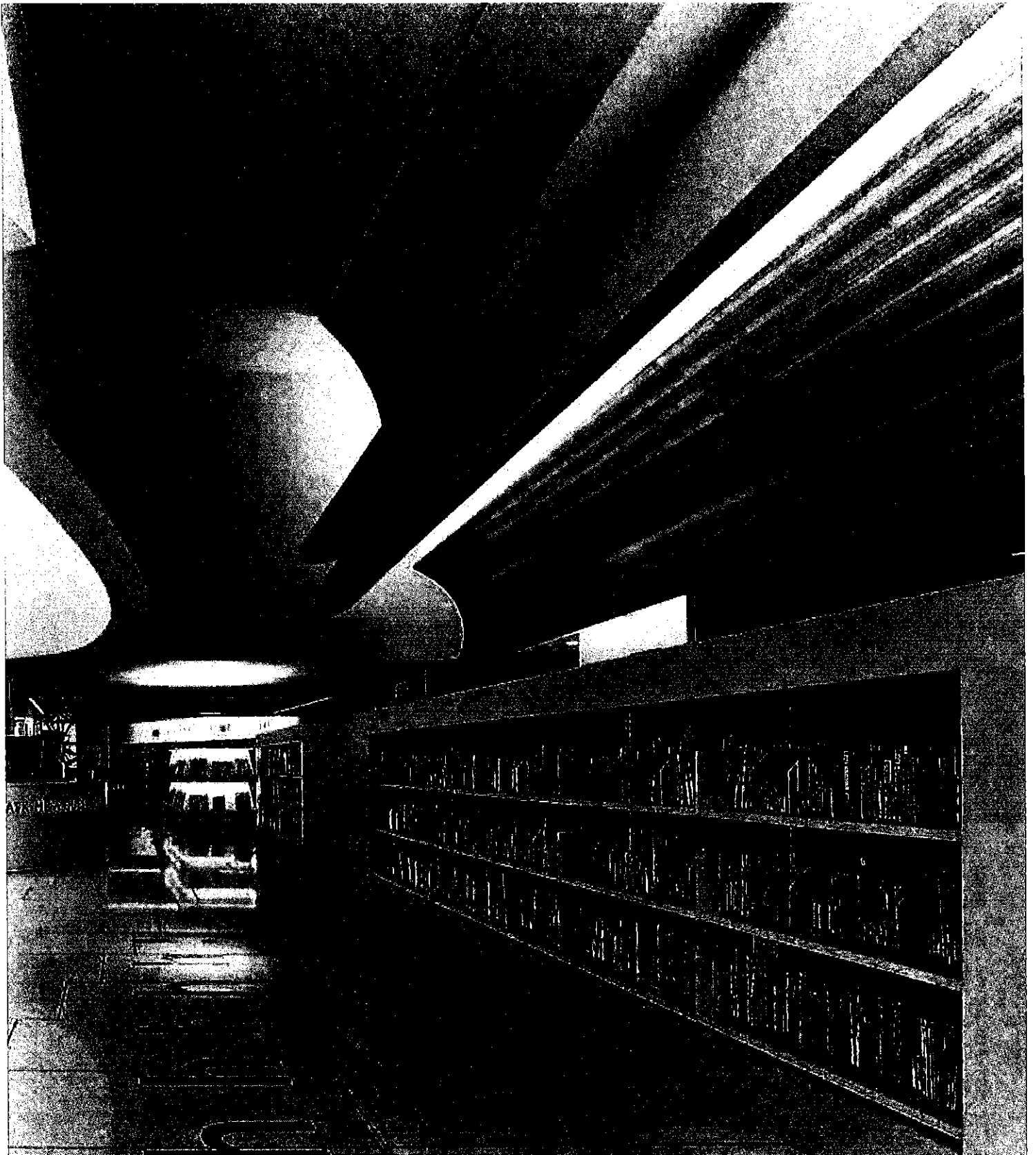


CLIENT: City of Beverly Hills **STATUS:** 2012

SIZE AND COST: 10,000 SF; \$3.3M

CLIENT REFERENCE: Nancy Hunt-Coffey, City Manager, City of Beverly Hills, (310) 288-2200, nhuntcoffey@beverlyhills.org





TOP LEFT Older children study room BOTTOM LEFT Children's story-time theater ABOVE Main room and circulation desk

EXHIBIT "B"

Payment Schedule (Hourly Payment)

A. Hourly Rate

CONSULTANT'S fees for such services shall be based upon the following hourly rate and cost schedule:

SEE ATTACHED EXHIBIT B

B. Travel Charges for time during travel are not reimbursable.

C. Billing

1. All billing shall be done monthly in fifteen (15) minute increments and matched to an appropriate breakdown of the time that was taken to perform that work and who performed it.
2. Each month's bill should include a total to date. That total should provide, at a glance, the total fees and costs incurred to date for the project.
3. A copy of memoranda, letters, reports, calculations and other documentation prepared by CONSULTANT may be required to be submitted to CITY to demonstrate progress toward completion of tasks. In the event CITY rejects or has comments on any such product, CITY shall identify specific requirements for satisfactory completion.
4. CONSULTANT shall submit to CITY an invoice for each monthly payment due. Such invoice shall:
 - A) Reference this Agreement;
 - B) Describe the services performed;
 - C) Show the total amount of the payment due;
 - D) Include a certification by a principal member of CONSULTANT's firm that the work has been performed in accordance with the provisions of this Agreement; and
 - E) For all payments include an estimate of the percentage of work completed.

Upon submission of any such invoice, if CITY is satisfied that CONSULTANT is making satisfactory progress toward completion of tasks in accordance with this Agreement, CITY shall approve the invoice, in which event payment shall be made within thirty (30) days of receipt of the invoice by CITY. Such approval shall not be unreasonably withheld. If CITY does not approve an invoice, CITY shall notify CONSULTANT in writing of the reasons for non-approval and the schedule of performance set forth in **Exhibit "A"** may at the option of CITY be suspended until the parties agree that past performance by CONSULTANT is in, or has been brought into compliance, or until this Agreement has expired or is terminated as provided herein.

5. Any billings for extra work or additional services authorized in advance and in writing by CITY shall be invoiced separately to CITY. Such invoice shall contain all of the information required above, and in addition shall list the hours expended and hourly rate charged for such time. Such invoices shall be approved by CITY if the work performed is in accordance with the extra work or additional services requested, and if CITY is satisfied that the statement of hours worked and costs incurred is accurate. Such approval shall not be unreasonably withheld. Any dispute between the parties concerning payment of such an invoice shall be treated as separate and apart from the ongoing performance of the remainder of this Agreement.

EXHIBIT B

F. FEES

PROPOSED HOURLY RATES

JOHNSON FAVARO - ARCHITECT

Principal Architect	\$280
Associate Principal	\$230
Senior Design Associate	\$215
Design Associate	\$180
Designer	\$160
Junior Designer	\$150
Administration	\$150

VERDANTAS INC. - GEOTECHNICAL ENGINEERS

Senior Principal	\$350
Principal	\$295
Associate	\$265
Senior Project Engineer/Geologist/Scientist/SMR	\$240
Project Engineer / Geologist / Scientist	\$215
Operations / Laboratory Manager	\$205
Senior Staff Engineer / Geologist / Scientist /SMR	\$185
Staff Engineer / Geologist / Scientist	\$170
GIS Analyst	\$180
GIS Specialist	\$155
CAD Operator	\$155
Information Specialist	\$130
Project Administrator/Word Processor/Dispatcher	\$90
Technician I	\$100
Technician II / Special Inspector	\$110
Senior Technician / Senior Special Inspector	\$130
Field Soils / Materials Tester*	\$170
Special Instructor*	\$175
On site Source Inspector, NDT & Soil Remediation O&M*	\$180
System Operation & Maintenance (O&M) Specialist	\$165
Non Destructive Testing (NDT)	\$175
Deputy Inspector	\$130
Field / Laboratory Supervisor	\$165
Source Inspector	\$155
City of L.A. Deputy Building (& Grading) Inspector	\$175
*Prevailing wage	

KPFF CONSULTING ENGINEERS – CIVIL ENGINEERS

Principal-in-Charge	\$290
Senior Civil Engineer	\$235
Project Manager	\$215
Project Engineer/Project Surveyor	\$180
Design Engineer/Survey Analyst	\$165
Chief CAD Operator	\$190
Drafter/CAD Operator	\$165
Administrative Support	\$110

EPTDESIGN - LANDSCAPE ARCHITECT

Principal	\$230
Senior Associate	\$180
Associate	\$160
Project Manager	\$130
Project Captain	\$115
Designer	\$105
Administrative	\$ 85

WSP – STRUCTURAL ENGINEERS

Senior Vice President (P-08)	\$375
Vice President (P-07)	\$300
Assistant Vice President (P-06)	\$255
Lead Consultant (P-05)	\$230
Senior Consultant (P-04)	\$220
Consultant (P-03)	\$215
Associate Consultant (P-02)	\$185
Assistant Consultant (P-01)	\$125
Lead Specialist (T-05)	\$230
Senior Specialist (T-04)	\$220
Specialist (T-03)	\$170
Senior Coordinator (T-02)	\$140
Coordinator (T-01)	\$125
Assistant (T-00)	\$120
Project Coordinator (S-02)	\$120

POCOCK DESIGN SOLUTIONS – MECHANICAL & PLUMBING ENGINEERS

Principal	\$225
Engineer	\$195
Associate	\$195
Project Manager	\$185
Senior Designer	\$160
Designer	\$140
CAD Drafting	\$100
Clerical	\$ 80

MA ENGINEERS – ELECTRICAL ENGINEERS

Principal	\$250
Associate	\$220
Project Manager	\$200
Project Engineer	\$160
Senior Designer	\$135
Designer	\$110
CAD Operator	\$85
Administration	\$75

MGAC - COST ESTIMATING

Senior Directors	\$350
Directors	\$300
Senior Cost Managers	\$200 - \$250
Cost Managers	\$130 - \$150
Expert Witness	Add 50% to above rates



JOHNFAV-01

MCCOWANA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/16/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0E67760 IOA Insurance Services 3636 Nobel Drive Suite 410 San Diego, CA 92122	CONTACT Erica Wilson NAME: PHONE (A/C, No, Ext): (858) 754-0063 50233 FAX (A/C, No): (619) 574-6288 E-MAIL ADDRESS: Erica.Wilson@ioausa.com
INSURED Johnson Favaro, LLP 5898 Blackwelder Street Culver City, CA 90232	INSURER(S) AFFORDING COVERAGE INSURER A: RLI Insurance Company NAIC # 13056 INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Limited Cont Liab <input checked="" type="checkbox"/> Serv Interest GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	PSB0005518	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMPI/OP AGG \$ 4,000,000 Ded \$ 0
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY No. Co. Owned Autos <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X		PSB0005518	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			PSE0002424	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Prof Liab/Clims Made			RDP0055902	9/18/2024	9/18/2025	Each Claim 2,000,000
A	Ded.: \$10K Per Claim			RDP0055902	9/18/2024	9/18/2025	Ann Agg 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: All Operations

City of Huntington Beach, its officers, elected or appointed officials, employees, agents, and volunteers is approved as to form by the City Attorney. Insurance is Primary and Non-Contributory. Waiver of Subrogation applies to General Liability.

By: *[Signature]*
30 Days Notice of Cancellation with 10 Days Notice for Non-Payment of Premium in accordance with the policy. **Michael J. VIGLIOTTA**
CITY ATTORNEY
CITY OF HUNTINGTON BEACH

CERTIFICATE HOLDER	CANCELLATION
City of Huntington Beach 2000 Main Street Huntington Beach, CA 92648	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>T. Kelly Howell</i>

ACORD 25 (2016/03)

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

RLIPack® FOR PROFESSIONALS BLANKET ADDITIONAL INSURED ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESSOWNERS COVERAGE FORM - SECTION II - LIABILITY

1. **C. WHO IS AN INSURED** is amended to include as an additional insured any person or organization that you agree in a contract or agreement requiring insurance to include as an additional insured on this policy, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused in whole or in part by you or those acting on your behalf:

- a. In the performance of your ongoing operations;
- b. In connection with premises owned by or rented to you; or
- c. In connection with "your work" and included within the "product-completed operations hazard".

2. The insurance provided to the additional insured by this endorsement is limited as follows:

- a. This insurance does not apply on any basis to any person or organization for which coverage as an additional insured specifically is added by another endorsement to this policy.
- b. This insurance does not apply to the rendering of or failure to render any "professional services".
- c. This endorsement does not increase any of the limits of insurance stated in **D. Liability And Medical Expenses Limits of Insurance**.

3. The following is added to **SECTION III H.2. Other Insurance - COMMON POLICY CONDITIONS (BUT APPLICABLE ONLY TO SECTION II - LIABILITY)**

However, if you specifically agree in a contract or agreement that the insurance provided to an

additional insured under this policy must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such additional insured which covers such additional insured as a named insured, and we will not share with that other insurance, provided that:

- a. The "bodily injury" or "property damage" for which coverage is sought occurs after you have entered into that contract or agreement; or
- b. The "personal and advertising injury" for which coverage is sought arises out of an offense committed after you have entered into that contract or agreement.

4. The following is added to **SECTION III K. 2. Transfer of Rights of Recovery Against Others to Us - COMMON POLICY CONDITIONS (BUT APPLICABLE TO ONLY TO SECTION II - LIABILITY)**

We waive any rights of recovery we may have against any person or organization because of payments we make for "bodily injury", "property damage" or "personal and advertising injury" arising out of "your work" performed by you, or on your behalf, under a contract or agreement with that person or organization. We waive these rights only where you have agreed to do so as part of a contract or agreement with such person or organization entered into by you before the "bodily injury" or "property damage" occurs, or the "personal and advertising injury" offense is committed.

ALL OTHER TERMS AND CONDITIONS OF THIS POLICY REMAIN UNCHANGED.