

Mountains Recreation and Conservation Authority

MRCA Attachment 3/7/18 Agenda Item VI(c)

ED DAVIS PARK in TOWSLEY CANYON

proposal for design services



section 1: project approach

MRCA
Attachment
3/7/18
Agenda Item VI(c)

Ed Davis Park is a type of project we love working on and excel at. It has a modest scale and a tight budget, yet it demands a high level of environmental quality while it seeks to find an expression crafted to the exceptional setting of Towsley Canyon. Our thoughtfulness, creativity and practical sense, informed by over 50 years of experience, will enable us to help the MRCA realize a project that fits in the natural environment, create a place that is beautiful, welcoming and attracts new visitors, and build a facility that is simple to operate, durable and easy to maintain. Our deep interest in the mission of Ed Davis Park, which speaks of **our commitment to help communities connect with the natural world**, will insure that this project receives the attention and care it deserves.

Our design approach is well-suited to the Ed Davis Park project. Since our practice integrates architecture and landscape architecture, we have the knowledge and determination to design buildings and landscapes that are conceived holistically. Our office is well equipped to execute this project because we have the skill, experience and methodology needed to balance the environmental, functional, technical, financial and aesthetic requirements and expectations. In brief, we will deliver an original, thoughtful, fitting project in a simple, efficient and expert manner. Hands-on and proactive, the firm's principals will be involved from start to finish, which is key to establish a strong working relationship with the Client Team and insure continuity of knowledge and intent through the life of the project. Tina Chee will be the lead designer and Marc Salette the lead manager.

We will build on the work that has been done in concept design. The first step will be to understand the site, its history, its context, as well as the building program through site visits, the study of existing materials, and work sessions with the Client Team. This is a process we have conducted with many institutional and cultural clients such as ArtCenter, MIT, UConn, the Joyce Theater and the Signature Theatre. Listening to the MRCA and getting to the essence of the project will be the foundation of our efforts. With this understanding, we will develop the program to include performance requirements and we will study multiple design configurations to explore various environmental, functional and formal directions in which to evolve the original concept, in accordance with the scope of work the MRCA has outlined for Schematic Design.

A key aspect of this exploration will be our ability to produce materials to visualize the alternatives and the data needed to properly evaluate them, such as scale, cost, energy use, water management and other metrics, which will be a measure of the project's impact on the environment. Our approach will allow the simultaneous development and description of the project in qualitative and quantitative terms, combining images and animations evocative of the design's character and experiential quality with diagrams and charts illustrating its performance.

We will work in three dimensions from the outset through the use of a computer model representing the existing conditions as well as the evolving design. This is not a process that adds time and cost. On the contrary, it allows us to quickly study various configurations and effectively communicate ideas to the Client Team through the dynamic viewing of the virtual design as it develops. As we move forward, the computer model will enable us to better develop the technical detailing, coordinate the building systems with our consultants, and control the various metrics of the project, including cost.

We will work with the Client Team to identify the most successful aspects of each alternative and synthesize a single direction to be moved forward during the second half of SD. Our deliverables will include drawings and renderings illustrating the design, as well as specifications and boards describing materials and finishes, a detailed program including technical requirements, and an opinion of cost. The approved Schematic Design will **reconcile the project's visual identity, function, performance and budget**.

We will manage the design process through the supervision and coordination of our consultant, the verification of code compliance, quality control, cost monitoring, the scheduling of tasks, of Client Team and Design Team work sessions, of decisions and milestones, and the organization of project communication through face-to-face meetings, web conferencing, email and document sharing. We will be directly involved in public outreach to present and explain the project, as needed.

Our technical know-how and construction experience will inform our work during the CD phase as we develop the construction details, thoroughly coordinate the building and landscape systems, consult with fabricators, track code compliance, monitor cost, perform value-engineering, and comprehensively document the project to insure that MRCA receives complete bids and can put in place a solid construction contract. We will map out the approval procedure and interface with agencies in advance to allow the building permit process to run efficiently, without surprises and with minimal corrections. We value the importance of how the project is introduced to the bidders and we will organize with the Owner a pre-bid conference to explain it properly. We will respond to bidder queries and analyze the bids in order to give MRCA the best information available to select the contractor.

A truly important aspect of our approach is our **sustained presence and impact on site**, where our knowledge of the construction process and our ability to work with the builders to help identify problems before they occur and find reasonable solutions when they do, makes us highly qualified representatives for the Owner, as well as valuable, constructive partners for the Contractor.

In summary, we propose a well-organized, streamlined process with room for creative exploration led directly by the principals of Chee Salette who have the expertise to deliver at the highest level of excellence and will always be available to the MRCA, and who offer the level of personal commitment of a small firm with the proven track record of established professionals.











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section 2: qualifications and background

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CHEE SALETTE landscape + architecture

1800 South Brand Boulevard, Studio 212 Glendale, CA 91204

firm history

CHEE SALETTE has the unique capacity of being well-versed in both the landscape and the architectural design of small and large-scale projects, from a private residence to a major urban park.

After honing their craft for 20 years with masters and leaders in landscape and architecture such as SWA Group, Frank Gehry, Renzo Piano and Norman Foster, Tina Chee and Marc Salette founded the firm in 2009 with the core belief in landscape and architecture's crucial role in the life of our communities through the creation, preservation and regeneration of the delicate relationship between nature and the man-made environment. Since its inception, CHEE SALETTE's primary goal has been to foster this symbiotic relationship through environmentally performative projects that bring people together in well-crafted spaces, while aiming to be as light on the land as possible. We strive to bring multiple values to our work and therefore multiple meanings to a wide cross section of people. We are also driven to find optimal solutions within the project constraints and deliver maximum value to our clients. CHEE SALETTE is a California corporation, licensed to practice landscape architecture and architecture in the State of California, as well as a certified MBE, WBE and SBE.

CHEE SALETTE has realized a number of buildings and landscapes that feature many aspects of the Ed Davis Park Pavilion project. A selection of these projects is feature in this proposal, on the pages that follow and in the Appendix.

Lakeside, in San Leandro, is a powerful demonstration of our ability to transform an entire housing complex through the sinergy of architecture and landscape, and achieve a high level of quality on a tight budget. El Presidio Park, in Tucson, illustrates our skill at masterplanning public open space over multiple phases and creating compelling outdoor assembly spaces. Crest Apartments, in Van Nuys, provides a universally accessible landscape that incorporates 20 parking spaces while being 100 percent pervious and planted with entirely native and drough-tolerant vegetation. The Mulholland Drive Cabana is a small-scale version of the Ed Davis Park Pavilion. The ArtCenter Masterplan proposes an exterior event space, adjacent to an iconic existing building. Beverly Park features the use of wood and native planting to rejuvenate an aging property.









LAKESIDE RESIDENTIAL CAMPUS TRANSFORMATION

SAN LEANDRO, CALIFORNIA

The transformation of an aging Bay Area housing campus into a vibrant, green and affordable community within walking distance of the BART

The transformation of this vast apartment building campus was part of the largest conversion of market-rate to affordable housing in the history of California. CHEE SALETTE's approach was to regenerate the landscape in addition to renovating the buildings to fundamentally transform the campus as a whole.

CHEE SALETTE designed new exteriors for all 50 buildings as well as an entirely new native landscape including a rain garden, children's playgrounds and a community garden. The building improvements included the reinvention of the Leasing Office to give the campus a new, welcoming front door. The project also included the complete remodel of the Clubhouse, which was the heart of the community in the 70's but had since become underused. CHEE SALETTE reimagined the facility to create a new day care center and classrooms for residents, as well as expand and re-energize the Fitness Center.

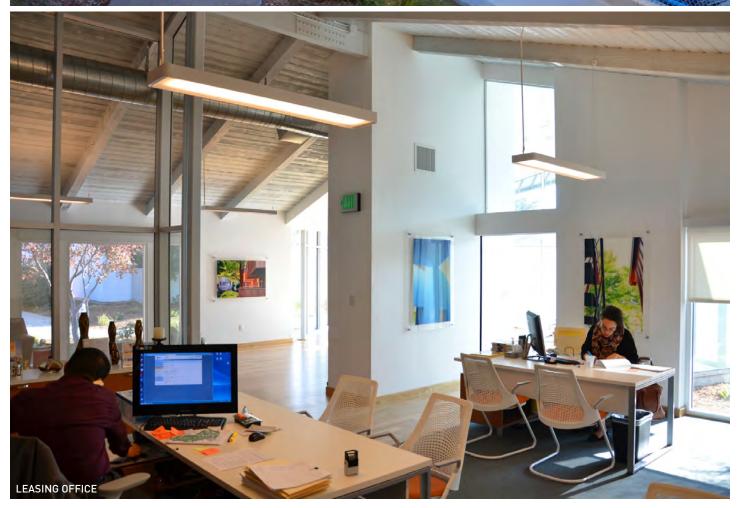
PROJECT DETAILS

TYPE: renovation of a market-rate 840-unit housing complex and conversion into affordable housing, including new building exteriors, new landscape, pathways, rain garden and pond, clubhouse and pool areas, playgrounds, dog run and an expanded, remodeled leasing office

SIZE: 32 acres, 50 buildings, 840 residential units SERVICES: Architecture and Landscape Design

CONSTRUCTION COST: \$10M STATUS: completed in May 2014 OWNER: Standard Property Company





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CHEE SALETTE landscape + architecture





EL PRESIDIO PARK MASTERPLAN

TUCSON, ARIZONA

The birthplace of Tucson becomes an everyday, civic, cultural and historic park, home of the January 8th Memorial at the heart of the city

Rebuilt in the early 70's during the urban renewal of the downtown core, El Presidio Park today is not the vibrant civic space it once was. Its current design is cluttered and largely driven by the parking garage below. CHEE SALETTE's masterplan restores the urban role of El Presidio Park and reconnects it to the city by creating at its center a true town square, on which converge open view corridors, from which radiate clear circulation paths, and of which the edges are activated by continuous shaded seating. This plaza is scaled to be intimate enough to be an urban "living room" and generous enough to host large public gatherings. It is surrounded and animated by the Amphitheater, where people assemble for various civic and cultural events, the Café, the Monument Garden, an outdoor museum where the monuments of El Presidio are assembled, the Hill, where people can relax and picnic on the grass, and the January 8th Memorial at the foot of the historic Old Courthouse. At the heart of the plaza is the restored Clement Fountain, expanded to create a water play area using recycled water collected on site.

PROJECT DETAILS

TYPE: masterplan concept for the revitalization and renovation of the historic civic plaza over a parking structure to include a restored fountain, an amphitheater, a café, a green overlook, an outdoor museum and the January 8th Memorial.

SIZE: 4 acres

CONSTRUCTION COST: N/A

STATUS: Masterplan completed in 2016, first phase (January 8th Memorial) in Construction Documents

SERVICES: Landscape Architecture, Architecture, Community Outreach

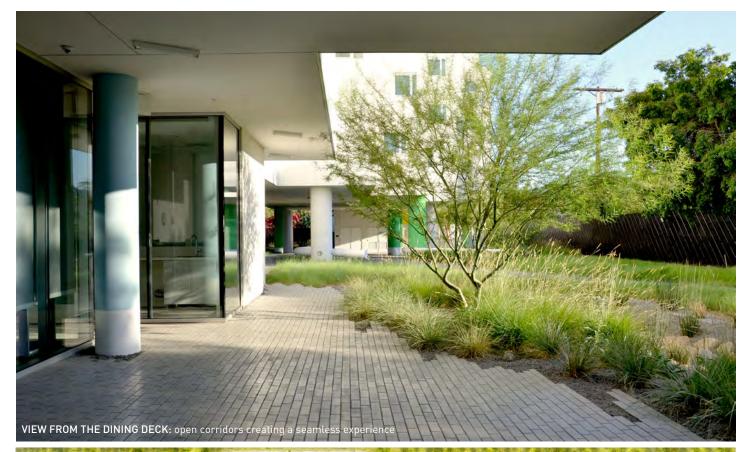
CLIENT: Tucson's January 8th Memorial Foundation

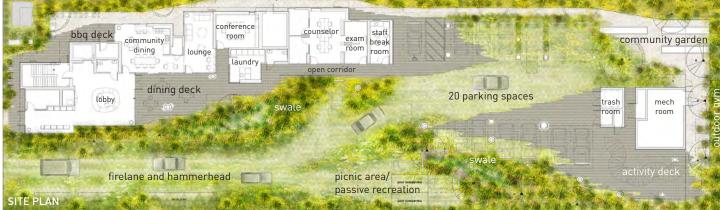
OWNERS: Pima County and City of Tucson











CREST APARTMENTS

VAN NUYS, CALIFORNIA

Conceived during California's drought and located in the tough urban context of the Valley, this native landscape is an oasis of nature with a ground surface that is 100% pervious for stormwater filtration while also serving as a fire lane, parking and communal areas for the residents

The architectural and landscape design form a symbiotic relationship that creates a restorative parallel between the site and its users. The ground plane is conceived as a flexible surface of various thicknesses which supports multiple programs, uses, and functional code requirements. Parking, fire lane requirements, and desired program uses mix and overlap to form an expansive informal green space for residents-activity and dining terraces, community gardens, outdoor gym, and passive recreational space. The project captures and treats the site's rain water through two bioswales and use pervious paving throughout. Due to the extensive use of native drought tolerant and low water plantings, the projected irrigation demand is 37% lower than the 2014 California state water allowance and will be primarily for plant establishment.

PROJECT DETAILS

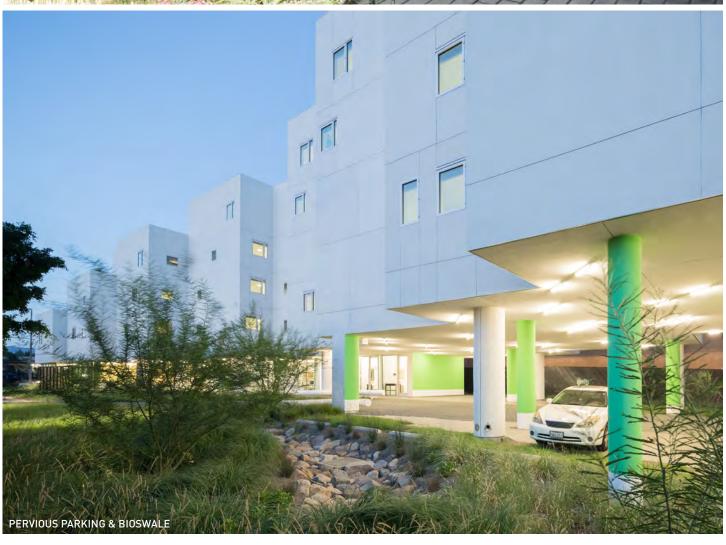
TYPE: 64 units of housing for formerly homeless veterans; firelane and parking areas as primary passive recreational space with activity and dining terraces, outdoor gym, and community gardens, bioswales, and fully permeable ground

SIZE: Building: 45,000sf | Landscape: 22,500sf

CONSTRUCTION COST: \$13.2M STATUS: completed in June 2016 SERVICES: Landscape Architecture OWNER: Skid Row Housing Trust







CHEE SALETTE landscape + architecture



EDUCATION

Master of Landscape Architecture University of Southern California

Bachelor of Architecture University of Southern California

REGISTRATIONS

Registered Landscape Architect California and Arizona

Registered Architect California and Arizona

LEED Accredited Professional

PROFESSIONAL ACTIVITIES

Design Lecturer in Landscape Architecture California State Polytechnic University Pomona

Design Lecturer in Architecture California State Polytechnic University Pomona

Landscape Architecture Foundation Olmsted Scholar

American Society of Landscape Architects

Association for Women in Architecture + Design

Tina Chee | RA RLA LEED AP ASLA Design Principal, Architect and Landscape Architect

Tina is an architect, landscape architect, educator and a native of Los Angeles with over 25 years of experience in architecture, landscape and urban design on a wide range of project types and scales worldwide. Since founding the practice in 2009, she leads the studio as design principal. She is highly involved from the project start to the development of details, and is handson at construction sites, providing quality control. She draws from her deep experience in landscape and architecture to create synergies between site, buildings and environmental systems in order to create hybridized landscapes that are multipurposed, performative, and regenerative.

Tina is the landscape designer of the awardwinning Crest Apartments in Van Nuvs, the most recent supportive housing project developed by the Skid Row Housing Trust, which is certified LEED Platinum. Her sustainability aspirations and perseverance led Tina to create a landscape that is entirely pervious and absorbs all stormwater while creating a vibrant oasis in the heat of the Valley. Tina is the masterplanner of El Presidio Park, 4 acres of public open space at the heart of Tucson, and the landscape architect of the January 8th Memorial remembering the shooting which killed 6 people and injured 13, including Congresswoman Gabrielle Giffords. Tina's sensitivity to the history, culture and people of Tucson enabled her to create a design that fits seamlessly within the scale and character of the site.

Tina's project experience includes civic parks, plazas and streetscapes; institutional landscapes for primary schools and colleges; commercial landscapes for mixed use retail and hospitality; residential landscapes including the masterplan of large-scale residential neighborhoods; museums, university facilities, office buildings and housing. She has worked on projects during all phases including entitlement, with public outreach and community workshops, permitting and bidding, construction observation, project closeout and post-occupancy monitoring.

Prior to Chee Salette, Tina was the senior design associate and project manager on numerous local and international landscape projects at SWA. She also practiced architecture on multiple institutional and cultural projects as a senior associate with Frank Gehry, Norman Foster and Renzo Piano.

CHEE SALETTE landscape + architecture

AWARDS

2017 LABC Housing Award of Excellence, Crest Apartments

2017 AIA LA Residential Award, Crest Apartments

2016 ASLA Southern California Merit Award, Crest Apartments

2014 ASLA Southern California Merit Award, Metabolicscapes

2014 ASLA Southern California Merit Award, Blurring the Infrastructural Realm

2013 AIA NEXTLA Design Merit Award, Metabolicscapes

SELECT PROJECT EXPERIENCE

Lakeside Residential Campus Transformation, San Leandro, CA 32 acres

El Presidio Park Masterplan and January 8th Memorial, Tucson, AZ 4 acres

Crest Apartments, Supportive Housing, Van Nuys, CA | 22,500 sf

Mulholland Drive Cabana, Guest House and Landscape, Los Angeles, CA | 10,000 sf

Beverly Park Apartments, Courtyard and Gardens, Los Angeles, CA | 45,000 sf and 4,000 sf

ArtCenter College of Design Masterplan, Pasadena, CA 40 acres and 6 acres

LARiver Sculpture Park and Crossing @ 1st to 4th Streets, Los Angeles, CA | 30 acres

Camarillo Apartments, Affordable Housing, Los Angeles, CA 18,000 sf

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EDUCATION

Bachelor of Architecture

Université Laval Québec

REGISTRATIONS

Registered Architect California #C31974

LEED Accredited Professional

PROFESSIONAL ACTIVITIES

Design Critic in Architecture California State Polytechnic University Pomona

American Institute of Architects

Los Angeles Family School Board Member

Marc Salette | RA LEED AP AIA Managing Principal, Architect

Marc is an architect from Québec, Canada, with over 30 years of experience on a diverse range of significant architecture projects worldwide. Since graduating with honors from Université Laval in 1986, Marc has lived in Montréal, Paris and Los Angeles where he has resided since 1989 and practiced architecture with Frank Gehry for 20 years, leading projects large and small from concept design and programming, to community outreach and entitlement, to construction documents and construction administration

Since founding the studio in 2009, Marc leads the practice as managing principal. Using his deep construction experience and technical expertise acquired on multiple project types, Marc provides overall management guidance, technical oversight and quality control on all projects, as well as contract and cost management. His skill as an effective communicator and collaborator also helps move projects forward and is instrumental in helping the client, the community and other stakeholders coalesce and arrive at consensus.

Marc was a design leader of the Piggyback Yards Collaborative, which conceived a 150-acre mixed-use masterplan along the Los Angeles River. He is the architect of the Lakeside Residential Campus transformation in San Leandro, which is the largest conversion of market-rate to affordable housing in the history of California, and of the Beverly Park Apartments renovation in Los Angeles, which brought back to life an aging building on La Cienaga Boulevard. He is currently leading the ArtCenter Masterplan through the entitlement process in Pasadena.

Marc has contributed his skills and experience probono to non-profits such as Los Angeles Family School, for which he has designed two new classroms, and Housing on Merit, for which he has conceived a low-cost prefabricated dwelling for formely homeless female veterans. Prior to Chee Salette and while at Gehry Partners, Marc was the partner-in-charge of the Fondation Louis Vuitton in Paris, the Guggenheim Museum in Abu Dhabi, the MIT Stata Center, the Brooklyn Arena and Towers project, and the Brooklyn Atlantic Yards Residential and Open Space Masterplan.

CHEE SALETTE landscape + architecture

AWARDS

2011 Westside Urban Forum Honor Award, Piggyback Yards Masterplan

2011 AIA California Council, Urban Design Merit Award, Piggyback Yards Masterplan

2010 ASLA SCCA Merit Award, Piggyback Yards Masterplan

SELECT PROJECT EXPERIENCE

Lakeside Residential Campus Transformation, San Leandro, CA 50 buildings, 32 acres

El Presidio Park Masterplan and January 8th Memorial, Tucson, AZ 4 acres

Mulholland Drive Cabana, Guest House and Landscape, Los Angeles, CA | 10,000 sf

ArtCenter College of Design Masterplan, Pasadena, CA 40 acres and 6 acres

Beverly Park Apartments, Courtyard and Gardens, Los Angeles, CA | 45,000 sf and 4.000 sf

Piggyback Yards Masterplan, Los Angeles, CA | 150 acres

Queen City Landing Mixed-Use Masterplan, Buffalo, NY 8 acres

Louis Vuitton Factory Remodel Irwindale, CA

Los Angeles Family School New Classrooms, Los Angeles, CA 2.000 sf

Container Dwelling Prototype, San Diego, CA | 750sf

Artist Studio, Los Angeles, CA 1,500 sf

select list of clients and owners for the last five years for applicable projects and samples of services performed

non-profit organizations

SKID ROW HOUSING TRUST Los Angeles

Owner

Mike Alvidrez, CEO mike@skidrow.org 213-683-0522

Dana Trujillo, CFO dana@skidrow.org 213-683-0522

Emily Hsiung, Bus. Dev. Associate emily.hsiung@skidrow.org 213-683-0522

JANUARY 8th MEMORIAL FOUNDATION Tucson, Arizona Client

Crystal Kasnoff, Executive Director crystal@tucsonsmemorial.org 520-393-8317

CREST APARTMENTS | Van Nuys

TYPE: 64-unit supportive housing with parking areas as passive recreational space, activity/dining terraces, outdoor gym, community garden, bioswales and fully permeable ground

SIZE: 22,500sf landscape

SERVICES: Landscape Architecture CONSTRUCTION COST: \$13.2M

FEE: withheld

STATUS: completed in June 2016

5th STREET HOUSING | Los Angeles

TYPE: 51-unit supportive housing building with roof

terrace and streetscape

SIZE: Building: 33,000sf | Landscape: 3,600sf SERVICES: Landscape Architecture | Preparation of concept design for the purpose of entitlement

submission

CONSTRUCTION COST: N/A

FEE: \$2,900

STATUS: currently in Entitlement Review

JANUARY 8TH MEMORIAL AND GARDENS | Tucson

TYPE: memorial and surrounding gardens commemorating the victims, survivors, and first reponders of the January 8, 2011 shooting

SIZE: 1 acre

SERVICES: Landscape Architecture, Architecture, Community Outreach | Concept Design through

Construction Administration CONSTRUCTION COST: \$2.6M

FEE: \$294,000

STATUS: Construction Documents phase

EL PRESIDIO PARK MASTERPLAN, Tucson

TYPE: masterplan concept for the revitalization of an historic park over a parking structure to include a restored fountain, an amphitheater, a café, a green overlook, an outdoor museum and the January 8th Memorial

SIZE: 4 acres

SERVICES: Landscape Architecture, Architecture, Community Outreach | Masterplan and Concept Design

CONSTRUCTION COST ESTIMATE: \$20M

FEE: \$50,000

STATUS: Masterplan completed in January 2016

FRIENDS OF THE LOS ANGELES RIVER Los Angeles

Client

Lewis McAdams, Founder

Shelly Backlar, Vice-President sbacklar@folar.org 323-223-0585

PIGGYBACK YARDS MASTERPLAN | Los Angeles

TYPE: mixed-use masterplan with a restored riparian habitat and a large public park with flood water detention capacity

SIZE: 150 acres

SERVICES: Urban Design and Architecture | Masterplanning phase

CONSTRUCTION COST: N/A FEE: None (pro-bono)

STATUS: Masterplan completed in 2009

educational institutions

ARTCENTER COLLEGE OF DESIGN Pasadena

Owner

Rollin Homer. Vice-President rollin.homer@artcenter.edu 626-396-2292

ARTCENTER MASTERPLAN | Pasadena

TYPE: masterplan including the Hillside Campus landscape preservation and improvement (amphitheater, sculpture garden, main entry, parking lots, shuttle dropoff); academic and student housing facilities, open space, a green street and a mobility hub at the South Campus SIZE: Hillside: 32 acres | South: 6 acres SERVICES: Landscape Architecture and Project Management | Masterplan and Concept Design

CONSTRUCTION COST: N/A

FEE: \$133,500

STATUS: in Entitlement, Masterplan completed in 2016

local government

PIMA COUNTY FACILITIES MANAGEMENT Tucson, Arizona

Owner

Lisa Josker, Director lisa.josker@pima.gov 520-724-3104

JANUARY 8TH MEMORIAL AND GARDENS | Tucson

TYPE: memorial and surrounding gardens commemorating the victims, survivors, and first reponders of the January 8, 2011 shooting SIZE: 1 acre

SERVICES: Landscape Architecture, Architecture, Community Outreach | Concept Design through Construction Administration

CONSTRUCTION COST: \$4.2M

FEE: \$294,000

STATUS: Construction Documents phase

developers

STANDARD PROPERTY COMPANY Los Angeles

Owner and Client

Jeff Jaeger, CEO ijaeger@standardproperty.com 310-553-5711

LAKESIDE RESIDENTIAL CAMPUS | San Leandro

TYPE: renovation of a market-rate 840-unit housing complex and conversion into affordable housing, including new building exteriors, new landscape, pathways, rain garden and pond, clubhouse and pool areas, playgrounds, dog run and an expanded, remodeled leasing office

SIZE: 32 acres, 50 buildings, 840 residential units SERVICES: Architecture and Landscape Design | Concept Design through Construction Administration

CONSTRUCTION COST: \$10M FEE: \$290,000

STATUS: completed in May 2014

BEVERLY PARK APARTMENTS | Los Angeles

TYPE: renovation of an apartment building for the elderly, including a new exterior architecture and a new landscape featuring a garden facing La Cienega Boulevard and a central courtyard.

SIZE: Building: 39,000sf, 50 units | Landscape: 4,000sf SERVICES: Architecture and Landscape Architecture |

Concept Design through Construction CONSTRUCTION COST: \$1.2M

FEE: \$20,000

STATUS: completed in January 2017

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disclosure of actions taken against CHEE SALETTE

None

statement of change orders

CREST APARTMENTS | area of grass-pave changed to gravel-pave by request of the Owner

BEVERLY PARK | spacing of the cedar batten screen tightened after review of in situ mock

LAKESIDE RESIDENTIAL CAMPUS | special corner stucco bead added after review of the in situ mock-up, planting density increased for opening at the request of the Owner

litigation history

No termination for default No litigation by or against the firm No judgements entered for or against the firm 21



section 3: project team

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structural engineering

BREEN Engineering

1983 West 190th Street, Suite 200 Torrance, CA 90504

Founded by Paul Breen in 1997 as a Mechanical, Electrical, Plumbing and Fire & Life Safety Engineering consultancy, BREEN Engineering launched its Civil Department in 2004. In 2005, BREEN moved to its current location, a spacious design suite in Torrance. In 2007, a Structural Department was added.

Today, BREEN Engineering is a well-established local and national engineering resource, providing high quality Civil, Structural, Telecommunications, Mechanical, Electrical, Plumbing and Fire Protection engineering design. BREEN recently added an Architectural department whose main purpose is to provide project coordination and Architectural support for majority engineering projects. BREEN Engineers are licensed in California and several other states. Many carry LEED AP accreditation. BREEN Engineering is a certified SBE through the State of California DGS and many other agencies.



David Lee, BREEN's Director of Structural Engineering, will be the project engineer. David brings fresh energy and client-oriented approach to BREEN's previously established technical expertise in Structural Engineering solutions. With over 12 years of professional service to structural industry leaders, David has worked in several sectors, including several projects under OSHPD jurisdiction for Kaiser Permanente and Cedars Sinai Medical Center. His varied projects have included new construction, renovations and seismic evaluations.

David is closely supported by BREEN's highly experienced Senior Structural Engineer, Paul Piña, S.E.

electrical engineering

CHEE SALETTE will design the lighting. We propose that the electrical engineering be performed by the Contractor on a design-build basis, in coordination with CHEE SALETTE to reduce the design cost. BREEN has an electrical engineering department and can provide additional design services if needed.

geotechnical engineering

We propose that the Geotechnical Engineer be contracted directly to the MRCA.



section 4: fee proposal

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The Fee Proposal is based on the scope of work described in the RFP and on the Project Schedule proposed herein. CHEE SALETTE's billing rates below have been specifically established for non-profit clients and are significantly lower than CHEE SALETTE's standard rates. BREEN's rates are shown in the fee chart below.

2018 CHEE SALETTE	hourly rates
Project Management	\$125
Architecture and Landscape Design	\$125
Technical Design	\$95
Construction Administration	\$95
3D Modeling and Rendering	\$80
Graphic Design	\$70
Drafting	\$60
Model Building	\$60

ARCHITECT & LANDSCAPE ARCHITECT (CHEE SALETTE)

Ctaff Catagony	Billing		SD		CD	BID &	PERMIT		CA	TOTAL			
Staff Category	Rate	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost		
Project Management	\$125	24	\$3,000	12	\$1,500	8	\$1,000	10	\$1,250	54	\$6,750		
Architecture and Landscape Design	\$125	48	\$6,000	24	\$3,000	0	\$0	0	\$0	72	\$9,000		
Technical Design	\$95	0	\$0	24	\$2,280	2	\$190	80	\$7,600	106	\$10,070		
Construction Administration	\$95	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0		
3D Modeling and Rendering	\$80	60	\$4,800	24	\$1,920	0	\$0	0	\$0	84	\$6,720		
Graphic Design	\$70	9	\$630	12	\$840	0	\$0	0	\$0	21	\$1,470		
Drafting	\$60	48	\$2,880	120	\$7,200	8	\$480	0	\$0	176	\$10,560		
Model Building	\$60	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0		
TOTAL FEE		189	\$17,310	216	\$16,740	18	\$1,670	90	\$8,850	513	\$44,570		
% of Total Fee			39%		38%		4%	2	20%	100%			

STRUCTURAL ENGINEER (BREEN)

STROOTORAL ENGINEER (BRE	`										
Staff Category	Billing		SD		CD	BID &	PERMIT		CA	TO	DTAL
Staff Category	Rate	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost
Principal	\$250	0	\$0	1	\$250	0	\$0	0	\$0	1	\$250
Department Head	\$200	1	\$200	2	\$400	0	\$0	1	\$200	4	\$800
Engineer	\$175	2	\$350	10	\$1,750	1	\$175	3	\$525	16	\$2,800
Senior Engineer	\$150	4	\$600	20	\$3,000	2	\$300	5	\$750	31	\$4,650
Designer	\$120	8	\$960	33	\$3,960	6	\$720	12	\$1,440	59	\$7,080
CADD Drafter	\$100	8	\$800	22	\$2,200	6	\$600	0	\$0	36	\$3,600
Clerical	\$75	1	\$75	2	\$150	1	\$75	2	\$150	6	\$450
TOTAL FEE		24	\$2,985	90	\$11,710	16 \$1,870		23	23 \$3,065		\$19,630
% of Total Fee		1	15%	(50%	,	10%	,	16%	1	00%

PROJECT TEAM

		SD		CD	BID &	PERMIT		CA	TO	DTAL
	Hours	Cost								
TOTAL FEE	213	20,295	306	28,450	34	3,540	113	11,915	666	\$64,200
% of Total Fee	3	32%		4%		5%	1	9%	1	00%

REIMBURSABLE EXPENSES BUDGET TOTAL COMPENSATION

\$500

\$64,700



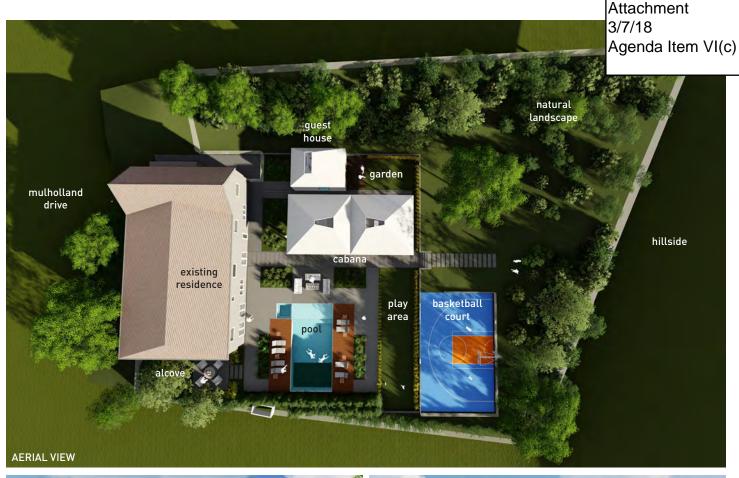
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section 5: project schedule

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MULHOLLAND DRIVE CABANA, GUEST HOUSE & LANDSCAPE

LOS ANGELES, CALIFORNIA

A property nestled in the eastern ridge of the Santa Monica Mountains, on scenic Mulholland Drive, becomes a small village while preserving the natural landscape and the pristine view of the hillside

A new cabana, a new guest house, and a new landscape with half-court basketball create with the existing private residence a small village tightly grouped around the existing pool. This preserves the natural character of the landscape in the rear of the site and the view of the hills. The cabana consists of a large canopy protecting an outdoor kitchen and dining room on one side, and an outdoor living room on the other side of a central volume containing bathroom and shower facilities. The guest house is an accessory dwelling unit with a bedroom, a bathroom and a kitchenette, which opens onto a small garden with the mountainous backdrop as its borrowed view.

PROJECT DETAILS

TYPE: new accessory buildings to an existing private residence and new landscape

SIZE: Buildings: 1,350sf, Landscape: 10,000sf CONSTRUCTION COST: witheld STATUS: in Construction Documents SERVICES: Architecture and Landscape Architecture

OWNER: witheld







BEVERLY PARK APARTMENTS, COURTYARD & GARDENS RENOVATION

LOS ANGELES, CALIFORNIA

An existing apartment building for retired persons is given a new identity with a reimagined building exterior and a new drought-tolerant and low water landscape

Due to budget constraints, the geometry of the building exterior had to be maintained. Its transformation was achieved through new facade colors and materials, leaving room to emphazise two features of the property. The first is the garden that fronts the building, which consisted mostly of concrete and a small lawn. It was entirely redone by introducing olive trees and other drought-tolerant and low water vegetation. The second is the central courtyard which opens to the garden and functions as an entry court. The portico marking its entrance was re-cast as a cedar-clad box. Along with the cedar batten screen that covers the blank south wall of the courtyard, these layers emphasize the depth of field from the sidewalk to the to building entry.

PROJECT DETAILS

TYPE: renovation of an apartment building for the elderly, including a new exterior architecture and landscape

SIZE: Building: 39,000sf, 50 units | Landscape: 4,000sf CONSTRUCTION COST: \$1.2M

STATUS: completed in January 2017

SERVICES: Architecture and Landscape Architecture

OWNER: Standard Property Company







ARTCENTER COLLEGE OF DESIGN MASTERPLAN - HILLSIDE CAMPUS PASADENA, CALIFORNIA

The preservation of the hillside setting of the iconic Ellwood building and the environmental enhancement of a world-renowned art and design school

The Hillside Campus portion of the ArtCenter masterplan is not based on development and expansion but on preservation and optimization of the site and existing facilities. The hillside setting is extraordinary. It is a largely untouched, 32-acre natural area overlooking the Arroyo Seco Valley, and it is an important wildlife corridor. CHEE SALETTE's landscape concept proposes to gently enhance the exterior areas around the building that have already been touched to improve access and connectivity, to provide new and better exterior amenities, and to express an aesthetic language that relates to the architecture of the Ellwood Building. These interventions include the replacement of non-native species, the creation of an amphitheater under the iconic building-bridge, and the implementation of a better arrival sequence for the shuttle buses. The plan also envisions the optimization of the large parking areas with solar canopies, bioswales, potential pervious parking spaces, and a denser tree canopy to mitigate the heat island effect.

PROJECT DETAILS

TYPE: masterplanning of ArtCenter's Hillside Campus landscape including the reconfiguration of the main entry, the parking lots - with solar canopies, the shuttle bus drop-off, the sculpture garden, and the addition of an amphitheater, stepped laws and seating areas.

SIZE: 32 acres
CONSTRUCTION COST: N/A
SERVICES: Landscape Architecture and Project Management
STATUS: Landscape Concept completed in 2016. Community

STATUS: Landscape Concept completed in 2016, Community Outreach and Entitlement in progress OWNER: ArtCenter College of Design

OWNER: ArtGenter College of Design

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