

REQUEST FOR PROPOSAL

# Historic Structure Report for Carson City Hall

City of Carson | August 10, 2023

*Architecture  
Planning  
Conservation*



Architectural  
Resources Group

**EXHIBIT NO. 3**



360 E. 2nd Street, Suite 225  
Los Angeles, California 90012

[ARGcreate.com](http://ARGcreate.com)



360 E. 2nd Street, Suite 225  
Los Angeles, California 90012

[ARGcreate.com](http://ARGcreate.com)

August 10, 2023

John Raymond, Assistant City Manager – Economic Development  
City of Carson  
701 E. Carson Street  
Carson, CA 90745  
Via PlanetBids

**RE: Historic Structure Report for Carson City Hall, Carson, CA**

Dear Mr. Raymond:

Architectural Resources Group (ARG) is pleased to submit a proposal for the preparation of a Historic Structure Report (HSR) for Carson City Hall, 701 E. Carson Street, Carson, CA. Originally designed by a diverse team of noted local architects including Robert Kennard, Robert Alexander, and Frank Sata, the Late Modern municipal building opened to the public in 1976. The HSR is being funded by a National Trust Conserving Black Modernism Grant and will provide a detailed assessment of the building's history and significance, a clear roadmap for its appropriate future treatment and maintenance, and an invaluable opportunity for public education about the work of Robert Kennard and the history of Carson in general.

Founded in 1980, ARG has a 43-year history of working with local governments across California on the management and stewardship of their historic buildings. With specialized expertise across the spectrum of historic preservation planning, materials conservation, and architecture, we bring a unique set of skills and a breadth of knowledge to every project we undertake. Our staff is well-versed in the Secretary of the Interior's Standards and best professional practices as enumerated by the National Park Service and the California Office of Historic Preservation, which ensures that our deliverables are prepared in accordance with best professional practices and are, most importantly, useful to our clients.

We have compiled a project team with extensive experience assessing buildings of the late twentieth century and with projects being undertaken with National Trust grant funds. The ARG team recently successfully completed an HSR for Founder's Church of Religious Science in Los Angeles, which was funded by a National Trust African American Cultural Heritage Action Fund Grant. Our team also has extensive experience with community outreach, public education, and consensus building as it relates to built heritage. Nearly every project we undertake has a significant community outreach component, and we have developed tools to ensure all voices are heard and represented and that our work is accessible to all audiences, when appropriate.

Given our understanding of the project scope, we have partnered with our frequent collaborators Structural Focus (structural engineers), MEP Cal (MEP engineers), WJE (building envelope/waterproofing specialists), MIG (landscape architects), and KPJ Consulting (cost estimating). Each of our sub-consultants has extensive experience working with sensitive historic sites. Working together, our team will produce a thoughtful and clear framework identifying the building's most critical needs, setting out prioritized treatment recommendations, and providing recommendations for building upgrades and new/ongoing uses that are respectful of the historic character of the building.

We'd like to sincerely thank you for the opportunity to submit our proposal and qualifications for this important project. We look forward to further discussing the contents of our proposal at a time convenient to you

Sincerely,

Katie E. Horak  
Principal-in-Charge  
Architectural Resources Group  
(626) 583-1401 x103 / [k.horak@argcreate.com](mailto:k.horak@argcreate.com)  
*Ms. Horak is authorized to represent ARG in any negotiations and sign contracts.*

Evanne St. Charles, LFA, LEED AP O+M  
Senior Associate, Project Manager and Primary Contact  
Architectural Resources Group  
(626) 583-1401 x125 / [e.stcharles@argcreate.com](mailto:e.stcharles@argcreate.com)  
360 E. 2nd Street, Suite 225  
Los Angeles, CA 90012



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## 2. Subcontractor List



### SUBCONTRACTOR LIST

We have compiled a collaborative team of sub-consultants with unparalleled collective expertise, including **Structural Focus** (structural engineers), **MEP California Engineering Corp.** (MEP engineers), **Wiss, Janney, Elstner Associates, Inc.** (building envelope/waterproofing specialists), **MIG** (landscape architects), and **KPJ Consulting** (cost estimating). ARG has worked with each of these sub-consultants on numerous successful projects pertaining to historic buildings and sites.

A structural assessment is a critical component to any HSR. For this reason, ARG has teamed with **Structural Focus**, who specializes in the preservation of historic structures and the design of complex buildings through innovative engineering strategies. Since 2001, Structural Focus has evaluated and retrofitted hundreds of buildings and historically significant structures dating from the late nineteenth to the late twentieth century. ARG and Structural Focus have collaborated on dozens of projects including rehabilitation studies, HSRs, and adaptive re-use projects. Our work together includes: Los Angeles Union Station HSR, the Neutra Office Building HSR, the Fontana Woman's Club Rehabilitation Study, and preservation consulting on the Eames House, among others.

Electrical and plumbing services will be provided by **MEP California Engineering Corp. (MEP Cal)**. Established in 1999, MEP Cal combines a deep passion for perfection while delivering successful projects that are on time and on budget. In addition to teaming with them on the Neutra Office Building HSR, ARG is currently working with MEP Cal at the Eames House and multiple projects with Los Angeles County Department of Parks and Recreation.

**Wiss, Janney, Elstner Associates, Inc. (WJE)** will serve as the building envelope and waterproofing specialist on the Carson City Hall HSR project. WJE is a firm of engineers, architects, and materials scientists who specialize in the investigation, testing, and design of repairs for buildings and structures. WJE recently provided the building envelope assessment for the Founder's Church of Religious Science HSR as part of the ARG team.

**MIG** will serve as the landscape architect on the project team. Established in 1982, MIG is a full-service design and creative agency that provides planning, designing, and community outreach services. MIG's landscape architecture team provides expertise in preservation planning and cultural landscapes. ARG is currently working with MIG on Los Angeles County's Kenneth Hahn Hall of Administration Seismic Upgrades project.

Cost estimating services will be provided by Jacqueline Chan of **KPJ Consulting**. KPJ has provided cost estimates on numerous ARG projects and has worked directly with the Carson City Hall HSR team on the Anderson House HSR, Founder's Church of Religious Science HSR, Fontana Woman's Club Rehabilitation Study, and the Slovene Hall Rehabilitation Study.

ARG has made a good faith effort to team with sub-consultants who retain Small Business Enterprise (SBE) certifications. Structural Focus, MEP Cal, and KPJ Consulting are certified SBEs. Additionally, KPJ Consulting is a certified Minority Business Enterprise (MBE) and Women Business Enterprise (WBE). Together, SBE sub-consultants comprise 35% of the total proposed fee (refer to Item 5, Cost Proposal). Sub-consultant SBE certifications can be provided upon request.

## 3. General Qualifications and References

### FIRM INTRODUCTION

ARG is committed to enhancing the vitality of historic buildings and places, spanning preservation, adaptive reuse, and new context-sensitive additions. Our work is robustly informed by our expertise in preservation policy and standards, our technical conservation capacities, and our passion for realizing creative design solutions in historic environments.

#### *Rooted in History*

ARG was founded in 1980 as one of the first architectural firms focused on preserving the West Coast's rich built heritage. Our practice is guided by a dialogue between historic places, contemporary design, and conservation approaches to create spaces that are both engaging and memorable.

#### *A Balanced Approach*

ARG brings a deep understanding of balancing existing conditions and desired outcomes. Drawing on the wide-ranging potential of preservation, we design to respect cultural resources and respond to current needs in ways that align stewardship and client aspirations.

#### *Sustainability Through Preservation*

Reuse of existing structures is a powerful strategy to retain embodied carbon. ARG builds on this by identifying project-specific sustainability opportunities, with an emphasis on restoring inherently climate-responsive building features and enhancing them with highly efficient mechanical, electrical, and plumbing systems. ARG has realized LEED-certified projects at all levels, up to and including Platinum.

*“The legacy of the firm's built work serves as a testament to ARG's ability to create projects that have life and meaning well beyond the current generation.”*

— from the AIA California Council Jury,  
ARG's Firm of the Year 2006 award

#### *A Multidisciplinary Team*

ARG's multidisciplinary staff includes architects, planners, historians, and conservators working in our offices in San Francisco, Los Angeles, and Portland.

#### **ARCHITECTURE**

ARG's twenty-four registered Architects are a diverse group brought together by strengths in preserving and enhancing existing places, from modest vernacular structures to iconic showpieces. We work at all scales and in any situation that calls for giving new life to heritage buildings and environments.

#### **PLANNING AND RESEARCH**

ARG provides strategic guidance on historic resource management for property owners, preservation organizations, and government entities. Our planners deploy their expertise in research and regulatory environments to offer effective direction on stewardship and development of historically significant places.

#### **MATERIALS CONSERVATION**

ARG's architectural conservators develop and implement customized treatments for historic buildings on a project-by-project basis. Our trained staff gather specific data on material properties and conditions from on-site investigations and research optimal repair strategies in ARG's in-house laboratory.

#### *Awards and Recognition*

ARG's work is widely recognized as exemplary and has been honored with over 150 awards from organizations including the American Institute of Architects, the California Preservation Foundation, and the National Trust for Historic Preservation. In 2006, ARG was named Firm of the Year by the AIA's California Council, which cited our consistently distinguished design and multidisciplinary expertise.

### 3. General Qualifications and References



Los Angeles Union Station

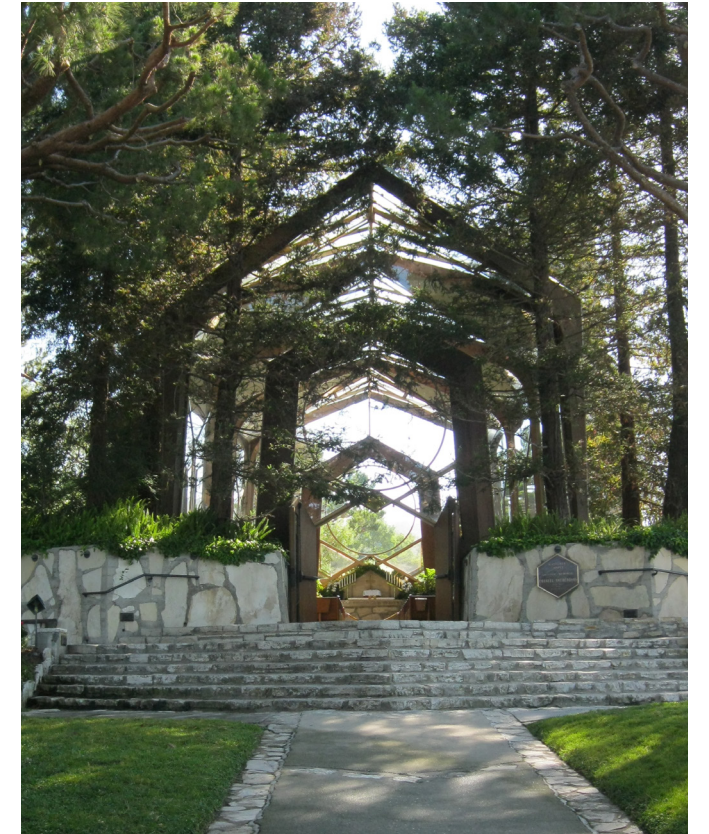
#### HISTORIC STRUCTURE REPORTS

ARG's Planning and History Group has completed numerous Historic Structure Reports (HSRs) which is the primary report that documents the history, significance and treatment of historic buildings. An effective part of preservation planning, HSRs address goals for the use or reuse of a historic property. Although contents may vary, HSRs often include historic context statements; a chronology of development and use; an evaluation of integrity, significance, and period of significance; a list of character-defining features; and an evaluation of conditions with repair or treatment recommendations. The following is a selective list of HSRs prepared by ARG:

- 19974 Sischo Drive/Anderson House, Los Angeles County Landmark Application, HSR, and Mills Act Application, Topanga Canyon, CA
- The Ahwahnee Hotel, HSR, CLR and Historic Furnishings Report, Yosemite National Park, CA
- Aramark Sixplex Buildings, HSR, Yosemite National Park, CA
- Brand Library HSR, Glendale, CA
- Chet Holifield Federal Building HSR, Laguna Nigel, CA
- Edwards Air Force Base, HSR for the World War II-era Revetments and JPL Test Stand, Rosamond, CA
- Founder's Church of Religious Science, National Register Nomination and HSR, Los Angeles, CA
- Frank Lloyd Wright-Designed Hanna House HSR, Stanford University, Palo Alto, CA
- Glendale Municipal Building HSR, Glendale, CA
- Highland Park Masonic Lodge HSR, Los Angeles, CA
- Huntington Gallery HSR, San Marino, CA
- John Muir House National Monument HSR, Martinez, CA
- LeConte Memorial Lodge HSR, Yosemite National Park, CA
- Lewis Memorial Hospital HSR, Yosemite National Park, CA
- Little Country Church of Hollywood HSR, Hollywood, CA

### 3. General Qualifications and References

- Locke Boarding House HSR, Locke, CA
- Lompoc Veterans' Building HSR, Lompoc, CA
- Los Angeles Union Station HSR, Los Angeles, CA
- Old Faithful Inn Winterkeeper's Residence HSR, Yellowstone National Park, WY
- Olympia Armory HSR, Olympia, WA
- Pacific Mutual Building HSR, Los Angeles, CA
- Palo Alto Library HSR, Palo Alto, CA
- Parsons Memorial Lodge HSR, Yosemite National Park, CA
- Pasadena City Hall HSR, Pasadena, CA
- Pasadena Playhouse HSR, Pasadena, CA
- Presidio Officer's Club HSR, San Francisco, CA
- R. M. Schindler's Grokowsky Residence HSR, South Pasadena, CA
- R. M. Schindler's Walker House HSR, Los Angeles, CA
- Rancho Los Alamitos HSR, Long Beach, CA
- Rancho Sierra Vista HSR, Santa Monica Mountains National Recreation Area, CA
- Reeder Citrus Ranch HSR, Montclair, CA
- Rockhaven Sanitarium HSR, Glendale, CA
- San Mateo County Courthouse HSR, Redwood City, CA
- Santa Barbara Airport HSR, Santa Barbara, CA
- Santa Barbara County Courthouse HSR, Santa Barbara, CA
- Superintendent's Building HSR, Carlsbad Caverns National Park, NM
- United States Old Mint Building HSR, San Francisco, CA
- The Village Green HSR, Baldwin Hills (Los Angeles), CA
- Wawona Gas Station HSR, Yosemite National Park, CA
- Wayfarers Chapel HSR, Rancho Palos Verdes, CA
- White Sands Historic District HSR, Alamogordo, NM
- Yosemite Lodge Food Service Building HSR, Yosemite National Park, CA
- Yosemite Village Store HSR, Yosemite National Park, CA



Wayfarer's Chapel



The Village Green

### 3. General Qualifications and References



Anderson House

#### MODERNISM & THE RECENT PAST EXPERIENCE

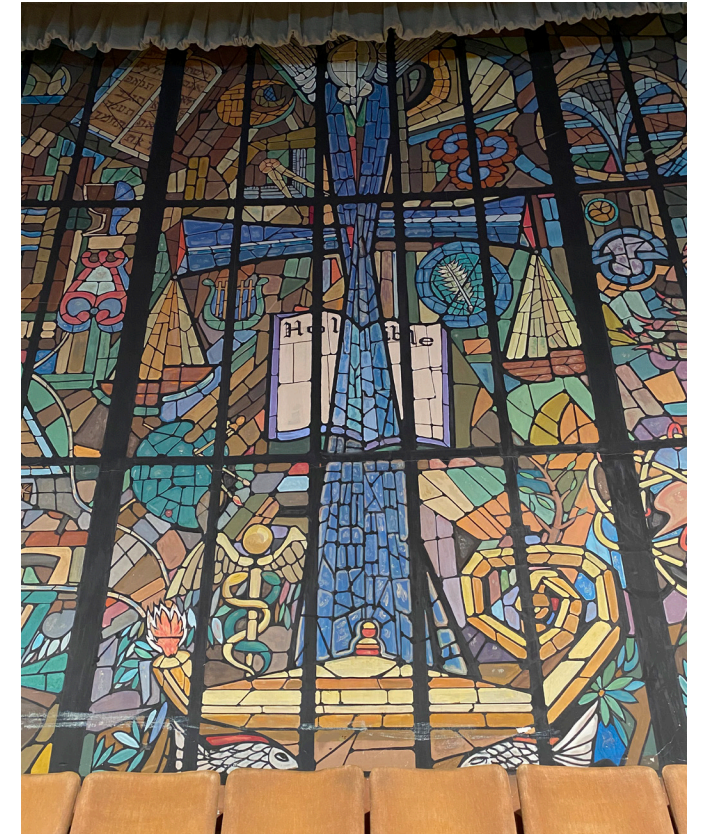
Architectural Resources Group's team of architects, planners, historians and conservators bring specialized expertise in the management and care of historic resources of the recent past. Challenges such as repair of deteriorating modern building materials, addressing sustainability and energy efficiency, repair of failing curtain wall systems, and providing context for recent trends in architecture are expertly met by our team. ARG's work on modernism and the recent past has made lasting scholarly contributions to the field. ARG has been proud to work on the masterpieces of architects such as Charles and Ray Eames, Frank Lloyd Wright, Lloyd Wright, Rudolph Schindler, Paul R. Williams, Craig Ellwood, Gregory Ain, William Pereira, Edward Durell Stone, A. Quincy Jones, Armet and Davis, Minoru Yamasaki, Donald Wexler, Albert Frey, William Krisel, and many others.

- 450 Golden Gate, Phillip Burton Federal Building Infrastructure Project, San Francisco, CA
- 2796 N. Palm Canyon Drive, William Cody, Historic Resources Report, Palm Springs, CA
- 8806 Beverly Boulevard, Herman Miller Showroom, Charles and Ray Eames, Historic Preservation Consulting, West Hollywood, CA

- 11000 Wilshire Boulevard, Charles Luckman Associates, First Impressions Upgrades, Los Angeles, CA
- 19974 Sischo Drive/Anderson House, Los Angeles County Landmark Application, HSR, and Mills Act Application, Topanga Canyon, CA
- Algemac's Coffee Shop, Ralph Vaughn, Rehabilitation and HABS Photography, Glendale, CA
- Altadena Main Library & Bob Lucas Memorial Branch Library, Master Plan, Altadena, CA
- Asilomar, John Carl Warnecke, Adaptive Re-Use and Interior Updates of 1970s Buildings, Pacific Grove, CA
- Balboa Highlands HPOZ Survey and Nomination, City of Los Angeles, CA
- The Broadway Building at Baldwin Hills Crenshaw, Rehabilitation Study, and Conceptual Design, Los Angeles, CA
- CBS Television City, William Pereira, Historic Consulting, Los Angeles, CA
- Case Study House #16, Craig Ellwood, Historic-Cultural Monument Application, Los Angeles, CA
- California State University Long Beach, Historic Preservation Consulting, Long Beach, CA
- Century Plaza Hotel, Minoru Yamasaki, Historic Resource Evaluation and Project Impacts Analyses under CEQA, Los Angeles, CA
- Chet Holifield Federal Building, William Pereira, Historic Structures Report, Laguna Niguel, CA
- Cortez Service Station, Historic Resource Evaluation, Pomona, CA
- Courtyard Housing Historic District Study and Nomination, Santa Monica, CA
- Culver Ice Area Historic Resource Evaluation, Culver City, CA
- Degnan's Restaurant, Determination of Eligibility, National Register Nomination, and Historic Structure Report, Yosemite National Park, CA
- DGS Resources Building Renovation, Criteria Documents, Sacramento, CA
- DGS Gregory Bateson Building Renovation, Sacramento, CA

### 3. General Qualifications and References

- Dunsmuir Flats, Gregory Ain, Historic-Cultural Monument Nomination (with Owner), Los Angeles, CA
- Eames House and Studio, Charles and Ray Eames, Master Plan and Conservation Consulting, Los Angeles, CA
- Foothill College, Ernest Kump, Historic Resource Survey, Los Altos Hills, CA
- Founder's Church of Religious Science, Paul R. Williams, National Register Nomination and HSR, Los Angeles, CA
- Former MCA Headquarters, Paul R. Williams, Beverly Hills Landmark Application, Beverly Hills, CA
- Garden Apartments of Los Angeles County, Historic Context Statement, Los Angeles, CA
- Grokowsky Residence, R.M. Schindler, Historic Structure Report and Restoration, South Pasadena, CA
- Hanna House, Stanford University, Frank Lloyd Wright, Rehabilitation, Stanford, CA
- Historic Sign Survey, Burbank, CA
- Hogan House, Douglas Rucker, Historic-Cultural Monument Application, Mills Act and National Register Nomination, Los Angeles, CA
- Hollywood Riviera, Renovation and Mills Act Applications, West Hollywood, CA
- Hunt House, Craig Ellwood, Malibu, National Register Nomination, Los Angeles, CA
- Los Angeles Modern Architecture Database, Los Angeles Conservancy, Los Angeles, CA
- "Los Angeles Modernism," Historic Context Statement for SurveyLA, Los Angeles, CA
- Mission 66 Furnace Creek Visitor Center, Cecil Doty, Rehabilitation, Death Valley National Park, CA
- Mission 66 Visitor Center, Cecil Doty, Adaptive Reuse and Historic Structure Report, Grand Canyon National Park, AZ
- Municipal Services Building, A.C. Martin and Associates, Historic Structure Report, Glendale, CA
- Neon Museum Las Vegas, Conservation Plan for Outdoor Collection, Las Vegas, NV



Founder's Church of Religious Science

- Norms Restaurant La Cienega, Armet and Davis, Historic Structures Report and Design Review, Los Angeles, CA
- Palm Springs City Hall, Albert Frey, Limited Historic Resource Report, Palm Springs, CA
- Palo Alto Civic Center, Edward Durell Stone, CEQA Evaluation, Palo Alto, CA
- Palo Alto Libraries, CEQA Evaluation, Palo Alto, CA
- Robinsons-May Department Store, William Pereira, CEQA Evaluation, Los Angeles, CA
- Royal Hawaiian, Wexler and Harrison, Historic Paint Analysis, Palm Springs
- Santa Monica-Malibu School District, Historic Resources Consulting, Santa Monica, CA
- SCI-Arc Campus, Historic Resource Evaluation, Santa Monica, CA

### 3. General Qualifications and References



Hunt House



Neon Museum

- Sears Building, CEQA Evaluation, Santa Monica, CA
- Standard Hotel, Historic Resources Assessment, West Hollywood, CA
- Stanford Medical Center, Edward Durell Stone, CEQA Evaluation, Stanford University, Palo Alto, CA
- University of Arizona, Historic Resources Inventory of Post-War Buildings, Tucson, AZ
- University of California, San Diego, Campus-Wide Historic Resources Survey and Historic Resources Management Plan, San Diego, CA
- University of California, San Diego, Humanities & Social Sciences Building Repair, San Diego, CA
- University of California, Santa Cruz, Historic Resources Survey of 1960s and 1970s-era Buildings, Santa Cruz, CA
- University of Southern California, Historic Resources Survey, Los Angeles, CA
- Village Green, Historic Structures Report and Electrical Upgrades, Baldwin Hills, CA
- Wayfarers Chapel, Lloyd Wright, Historic Structure Report and National Historic Landmark Nomination, Rancho Palos Verdes, CA
- Weston Havens House, Harwell Hamilton Harris, Rehabilitation Plan, Berkeley, CA

### 3. General Qualifications and References

#### FOUNDER'S CHURCH OF RELIGIOUS SCIENCE NATIONAL REGISTER NOMINATION AND HISTORIC STRUCTURES REPORT

Los Angeles, California

Client: Founder's Church of Religious Science

Project Duration: 2019 - 2021

Key Personnel: Katie Horak, Evanne St. Charles, Sarah Devan

The Founder's Church of Religious Science is a two-story (with basement) building located at 3281 W. 6th Street, Los Angeles. Constructed in 1959, Founder's Church was designed by master architect Paul R. Williams, the first African American member of the American Institute of Architects and one of Southern California's most highly influential architects of the early to mid-20th century. The building represents an excellent example of Mid-Century Modern ecclesiastical architecture. It exemplifies the distinguishing characteristics of the style, including an unusual and distinctive elliptical plan, unadorned concrete exterior walls, a continuous band of flush-mounted metal windows and doors, and the judicious application of economical architectural details including its perforated concrete breeze block accent wall. The building was listed in the National Register of Historic Places in 2019 for embodying the distinctive characteristics of Mid-Century Modernism designed by Williams.

ARG completed the National Register nomination for Founder's Church in 2019. In 2020, ARG prepared a historic structures report for the building. The HSR was made possible through funding provided by the National Trust for Historic Preservation's African American Cultural Heritage Action Grant program.

ARG developed an HSR for the Founder's Church to provide a clear understanding of the building's significance and condition, to establish a basic framework for decision making to be used by current and future stewards of the building, and to provide treatment priorities and costs for fundraising and budgeting purposes. The document summarizes the property's historic significance; describes its current appearance; assesses building conditions; identifies areas of deterioration; and makes recommendations regarding the preservation and long-term stewardship of the building in keeping with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Patricia Gentry, R.Sc.P., Emeritus, Administrator  
 Founder's Church of Religious Science  
 3281 W. 6th Street  
 Los Angeles, CA 90020  
 (213) 388-9733 Ext. 101 / pat@founderschurch.org



View northeast of Founder's Church



Close-up of concrete breeze block accents

### 3. General Qualifications and References

#### LOS ANGELES UNION STATION

Los Angeles, California

Client: Morlin Asset Management, LP

Project Duration: 2008 - Present

Key Personnel: Katie Horak, Evanne St. Charles, Sarah Devan

Since 2008, ARG has played a wide-ranging role in preserving and enhancing Union Station, one of Los Angeles' most iconic and beloved buildings. Completed in 1939 to the designs of father-son duo Parkinson and Parkinson, the building merges the city's Spanish Colonial heritage – epitomized by the nearby Pueblo de Los Angeles – with forward-looking Moderne flourishes. Union Station has been recognized with designation in the National Register, California Register, and as a Los Angeles Historic-Cultural Monument.

ARG was first engaged during the station's period of private ownership to prepare a feasibility study and tenant guidelines for retail improvements. ARG identified ways to bring new retail into the station without detriment to its historic fabric. The retail guidelines were approved by the Los Angeles Cultural Heritage Commission and ARG managed their successful implementation through the oversight of design and construction of numerous new retail spaces.

This work coincided with the Union Station's re-emergence as a major hub for interstate and commuter rail and Los Angeles' light rail and bus system, serving over 100,000 passengers daily. In 2011, Union Station was purchased by the Los Angeles County Metropolitan Transportation Authority (Metro), and has become a destination in itself, with an impressive collection of restaurants, pop-up events, and year-round cultural programming.

Upon taking ownership of Union Station, Metro contracted ARG to prepare a Historic Structures Report (HSR) for the historic complex and make prioritized recommendations for the treatment of its buildings and designed landscapes.

Dyana R. Elam, Director  
Construction  
701 N. Brand Blvd.  
Los Angeles, CA 91203  
(818) 804-1037 / d.elam@gmail.com



View east of Union Station

The HSR was the first comprehensive planning document ever to be completed for the station, and it continues to be utilized by station management and updated when projects are completed. ARG continues our work at Union Station as on-call historic architect, using a collaborative, multi-disciplinary approach on a wide variety of projects and tasks, including:

- Wood and metal restoration, including conservation of the historic ticket counters, original seating, and bronze windows, doors, and grilles
- Comprehensive roof repair and replacement
- Signage and wayfinding
- Implementation of a new HVAC system
- Acoustic tile cleaning and restoration
- Design and construction of a new Bike Hub facility
- Design and construction of mobile retail merchandise units (RMUs)
- Decorative painted ceiling cleaning and restoration
- Emergency response and restoration of the South Arcade and Fred Harvey following a fire
- Restoration of the Fred Harvey mezzanine, including the addition of a new elevator
- Tenant improvements and re-opening of the Fred Harvey restaurant
- Design and construction of new station restrooms
- ADA accessibility study and upgrades
- LED exterior lighting upgrades
- Survey of historic ceramic tile

### 3. General Qualifications and References

#### NEUTRA OFFICE BUILDING HISTORIC STRUCTURE REPORT

Los Angeles, California

Client: Neutra Institute for Survival Through Design

Project Duration: 2022

Key Personnel: Katie Horak, Evanne St. Charles, Sarah Devan

Designed by renowned architect Richard Neutra, the Neutra Office Building was constructed in 1950 and was primarily conceived of to accommodate Neutra's newly formed partnership with Robert Alexander, with whom he teamed for the Los Angeles City Housing Authority's Elysian Park Heights Community project (never realized). The building embodies the distinctive characteristics of International Style architecture, including its horizontal orientation, simple rectangular massing, flat roof, smooth stucco walls, flush-mounted windows arranged in bands, and lack of ornamentation. It also embodies the distinguishing features of Neutra's work as a master architect. The building was designated Los Angeles Historic-Cultural Monument (HCM) No. 676 in 2000. It was listed in the National Register of Historic Places (National Register) in 2004.

In 2022, ARG prepared a historic structure report (HSR) for the Neutra Office Building in order to provide a clear understanding of the building's significance and condition, to establish a basic framework for decision making to be used by current and future stewards of the building, and to provide treatment priorities and costs for budgeting purposes. The report conveys information about the design and construction of the building in two parts: 1) Developmental History and 2) Treatment and Work Recommendations. Part 1, Developmental History, comprises a historical background and context; a chronology of development and use; a physical description and list of character-defining features and spaces; and a discussion of significance. The Developmental History section also provides a comprehensive analysis of the building's interior and exterior conditions, and examines the building's systems. Part 2 provides a comprehensive set of treatment and use recommendations for the building, including the conservation of significant materials and recommendations for necessary code and accessibility improvements. The proposed treatment was developed in accordance with The Secretary of the Interior's Standards for the Treatment of Historic Properties.

John Berley, Owner's Representative  
2379 Glendale Blvd.  
Los Angeles, CA 90039  
(310) 587-1577 / jcbberley@gmail.com



Exterior, 1950 (photo by Julius Shulman, courtesy J. Paul Getty Trust)



Neutra at work, 1963 (photo by Julius Shulman, courtesy J. Paul Getty Trust)



View northeast of the office building



3. General Qualifications and References

**CLIENT REFERENCE LIST**

In order to more fully evaluate your background and experience for the project herein proposed, it is requested that you submit a list of references and/or similar projects completed or in progress within the last 24 months or as noted in the requirements of the RFP or IFB. Your cooperation in this matter is greatly appreciated.

Company Name: Architectural Resources Group

Number of years as a contractor in the work of this type: 43 years

Three projects/clients references for this type of work:

Client Name Founder's Church of Religious Science

Address 3281 W. 6th Street, Los Angeles, CA 90020

Contact Name Patricia Gentry, R.Sc.P., Emeritus Contact Email pat@founderschurch.org

Contact Phone Number 213-388-9733 Ext. 101

Project Description ARG completed the National Register nomination for Founder's Church in 2019.

In 2020, ARG prepared a historic structures report for the building.

Project Start Date 2019 Project End Date 2021

Project Amount: \$52,000

Client Name Morlin Asset Management, LP

Address 800 N. Alameda St., Suite 200, Los Angeles, CA 90012

Contact Name Dyana R. Elam Contact Email d.elam@morlinmgmt.com

Contact Phone Number 818-804-1037

Project Description Since 2008, ARG has played a wide-ranging role in preserving and enhancing Union Station,

one of Los Angeles's most iconic and beloved buildings. In 2014, ARG prepared an HSR for the station.

Project Start Date 2008 Project End Date Ongoing

Project Amount: \$166,000 (HSR fee)

Client Name Neutra Institute for Survival Through Design

Address 2379 Glendale Blvd., Los Angeles, CA 90039

Contact Name John Berley, Owner's Rep. Contact Email jcberley@gmail.com

05.08.19sh

3. General Qualifications and References

Contact Phone Number 323-247-7113

Project Description ARG prepared a historic structure report for the Neutra Office Building.

Project Start Date 2022

Project End Date 2022

Project Amount: \$53,445

Bidder's Signature 

NOTE: If requested by the City, the bidder shall furnish a certified financial statement, references, and other information sufficiently comprehensive to permit an appraisal of his current financial condition.

.....

05.08.19sh

3. General Qualifications and References

**CLIENT REFERENCE LIST**

In order to more fully evaluate your background and experience for the project herein proposed, it is requested that you submit a list of references and/or similar projects completed or in progress within the last 24 months or as noted in the requirements of the RFP or IFB. Your cooperation in this matter is greatly appreciated.

Company Name: Structural Focus

Number of years as a contractor in the work of this type: 22 years

Three projects/clients references for this type of work:

**Project 1: Neutra Institute (NISTD) Historic Structures Report**

Client Name Architectural Resources Group (Structural Focus contracted with ARG)

Address 360 East 2nd Street, Suite 225, Los Angeles, CA 90012

Contact Name Sarah Devan, AIC, Sr Associate Contact Email s.devan@argcreate.com

Contact Phone Number 626-583-1401

Project Description Historic Structures Report for: 1) assessment of the overall structure and preservation of historic character defining features; 2) determine required upgrades for the structure's future use; and 3) provide information for a possible Mills Act application.

Project Start Date 5/23/22 Project End Date 9/28/22

Project Amount: Structural Focus' contract amount was \$5,100

**Project 2: 1355 3rd Street Promenade Feasibility Study**

Client Name RDR Properties, LLC

Address 1960 East Grand Avenue, Suite 410, El Segundo, CA 90245

Contact Name Robert D. Resnick, Pres. & CEO Contact Email arktandria@gmail.com

Contact Phone Number 310-650-9969

Project Description Evaluation and reconstruction of the 1960s-era retail building's third floor that had been removed during prior renovations.

Project Start Date 6/24/20 Project End Date 1/19/21

Project Amount: Structural Focus' contract amount was \$16,300

**Project 3: Palm Springs Plaza Theatre, Historical Report, Feasibility Study, & Concept**

Client Name Gensler (Structural Focus contracted with this architect)

Address 500 South Figueroa Street, Los Angeles, CA 90071

Contact Name John Wiedner, Contact Email john\_wiedner@gensler.com  
Design Manager, Principal

05.08.19sh

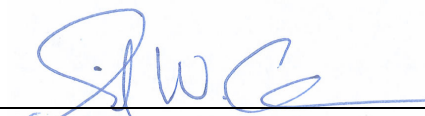
3. General Qualifications and References

Contact Phone Number 213-327-3600

Project Description Historical report, feasibility study, and concept design for upgrade and conversion of historic Palm Springs Plaza Theatre. The theatre is designated a Class 1 Historic Site by the City of Palm Springs, and a restoration/renovation project of the theatre is currently under design, involving a seismic retrofit of the building and various building upgrades that include all new MEP systems and auditorium seating area upgrades.

Project Start Date 4/26/2018 Project End Date 11/18/2018

Project Amount: Structural Focus' contract amount was \$10,000

Bidder's Signature   
David W. Cocke, S.E., F.SEI, F.ASCE, F.SEAOC  
Principal and Founder

NOTE: If requested by the City, the bidder shall furnish a certified financial statement, references, and other information sufficiently comprehensive to permit an appraisal of his current financial condition.

05.08.19sh

3. General Qualifications and References

**CLIENT REFERENCE LIST**

In order to more fully evaluate your background and experience for the project herein proposed, it is requested that you submit a list of references and/or similar projects completed or in progress within the last 24 months or as noted in the requirements of the RFP or IFB. Your cooperation in this matter is greatly appreciated.

Company Name: MIG (Moore Iacofano & Goltsman, Inc.)

Number of years as a contractor in the work of this type: 40

Three projects/clients references for this type of work:

Client Name City of Oregon City  
Address PO Box 3040 or 221 Molalla Avenue Oregon City, Oregon 97045  
Contact Name Christina Robertson-Gardiner, AICP, Sr. Planner Contact Email crobertson@orcify.org  
Contact Phone Number 503-496-1564  
Project Description Cultural Landscape Report  
Willamette Falls Cultural Landscape Report  
Project Start Date 2017 Project End Date 2019  
Project Amount: \$100,000

Client Name National Park Service  
Address 240 West 5th Avenue, Anchorage, AK 99501  
Contact Name Grant Crosby, AIA, Sr. Historical Architect, Alaska Regional Office Contact Email grant\_crosby@nps.gov  
Contact Phone Number (907) 644-3463  
Project Description Multiple projects including, Denali Park Road Cultural Landscape Report, Denali Patrol Cabins Cultural Landscape Inventory, Katmai Brooks Camp Cultural Landscape Report, White Pass Cultural Landscape Report  
Project Start Date 2015 Project End Date 2022  
Project Amount: \$300,000

Client Name City of Portland, OR  
Address 1120 Southwest 5th Avenue 1302, Portland, Oregon  
Contact Name Tate White, AICP Strategic Project Manager, Senior Planner Contact Email Tate.White@portlandoregon.gov

3. General Qualifications and References

Contact Phone Number 503-823-4000  
Project Description South Park Blocks Master Plan

Project Start Date Spring 2019 Project End Date Fall 2020  
Project Amount: FEE: \$109,000  
(with subs \$202,000)

Bidder's Signature Andrea Klein, MIG 

NOTE: If requested by the City, the bidder shall furnish a certified financial statement, references, and other information sufficiently comprehensive to permit an appraisal of his current financial condition.

3. General Qualifications and References

**CLIENT REFERENCE LIST**

In order to more fully evaluate your background and experience for the project herein proposed, it is requested that you submit a list of references and/or similar projects completed or in progress within the last 24 months or as noted in the requirements of the RFP or IFB. Your cooperation in this matter is greatly appreciated.

Company Name: MEP California Engineering Corp

Number of years as a contractor in the work of this type: 10 years

Three projects/clients references for this type of work:

Client Name Architectural Resources Group  
Address 360 E 2nd St #225, Los Angeles, CA 90012  
Contact Name Liz Maclean Contact Email L.MacLean@ARGCREATE.com  
Contact Phone Number 626.583.1401  
Project Description Eames House, Pacific Palisades, Los Angeles, CA. Provide a report for future improvements and construction Feasibility.  
Project Start Date 01-15-2021 Project End Date 08-01-2021  
Project Amount: N/A

Client Name Architectural Resources Group  
Address 360 E 2nd St #225, Los Angeles, CA 90012  
Contact Name Evanne St. Charles Contact Email E.StCharles@ARGCREATE.com  
Contact Phone Number 626.583.1401  
Project Description Neutra Office, Silverlake, Los Angeles, CA. Provide a report for future improvements and construction Feasibility.  
Project Start Date 04-01-2022 Project End Date 07-01-2022  
Project Amount: \$7,500

Client Name Architectural Resources Group  
Address 360 E 2nd St #225, Los Angeles, CA 90012  
Contact Name Grace Davis Contact Email G.Davis@ARGCREATE.com

05.08.19sh

3. General Qualifications and References

Contact Phone Number 626.583.1401  
Project Description Redlands Chamber of Commers, Redlands, CA. Provide a complete design for historic Chamber of Commerce building to change a suite into a restaurant and bar.  
Project Start Date 01-15-2021 Project End Date 02-01-2022  
Project Amount: \$28,600

Bidder's Signature 

NOTE: If requested by the City, the bidder shall furnish a certified financial statement, references, and other information sufficiently comprehensive to permit an appraisal of his current financial condition.

05.08.19sh

3. General Qualifications and References

**CLIENT REFERENCE LIST**

In order to more fully evaluate your background and experience for the project herein proposed, it is requested that you submit a list of references and/or similar projects completed or in progress within the last 24 months or as noted in the requirements of the RFP or IFB. Your cooperation in this matter is greatly appreciated.

Company Name: KPJ Consulting

Number of years as a contractor in the work of this type: 22 years

Three projects/clients references for this type of work:

Client Name Clr Design  
Address 34921 calle del sol capistrano beach, ca 92624  
Contact Name Gregg Leicester, asla Contact Email gleicester@clrdesign.com  
Contact Phone Number 215.564.0250 x248

Project Description The Project consists Ta Prohm ruin theme at the core and wild forest edges, including habitats for tigers, bears, komodo dragon, and songbird including front of house facilities - café and education/flex building. Approx. 180,000SF  
Project Start Date 10/18 Project End Date 8/2019  
Project Amount: \$36M

Client Name A Noise Within Theatre  
Address 3352 E Foothill Blvd Pasadena, CA 91107  
Contact Name Michael Bateman Contact Email mbateman@anoisewithin.org  
Contact Phone Number 415.613.2914  
Project Description The project scope is to propose two story expansion in an existing theater with 200 seat performance space.

Project Start Date 7/2022 Project End Date 7/2022  
Project Amount: \$17M

Client Name City of Claremont  
Address 207 Harvard Ave., Claremont, CA 91711  
Contact Name Brad Johnson Contact Email bjohnson@ci.claremont.ca.us

05.08.19sh


3. General Qualifications and References

Contact Phone Number 909.399.5460

Project Description The project consists of improvement of a 2,127 SF historic train building envelope improvement, seismic upgrade, electrical infrastructure, historical exterior doors and windows repairs, new exterior signage and skylight. Interior tenant improvements gallery 1,2,3 has been completed.

Project Start Date 2/17 Project End Date 7/23

Project Amount: \$1M

Bidder's Signature 

NOTE: If requested by the City, the bidder shall furnish a certified financial statement, references, and other information sufficiently comprehensive to permit an appraisal of his current financial condition.

05.08.19sh

3. General Qualifications and References

**CLIENT REFERENCE LIST**

In order to more fully evaluate your background and experience for the project herein proposed, it is requested that you submit a list of references and/or similar projects completed or in progress within the last 24 months or as noted in the requirements of the RFP or IFB. Your cooperation in this matter is greatly appreciated.

Company Name: Wiss, Janney, Elstner Associates, Inc.

Number of years as a contractor in the work of this type: 67

Three projects/clients references for this type of work:

Client Name Architectural Resources Group on behalf of Founder's Church of Religious Science

Address 3281 West 6th Street, Los Angeles, CA

Contact Name Katie Horak at ARG Contact Email k.horak@arg-la.com

Contact Phone Number 626.583.1401

Project Description For the landmarked **Founder's Church of Religious Science**, WJE provided a condition assessment of the building enclosure, including recommendations and estimated repair quantities.

Project Start Date January 2021 Project End Date March 2021

Project Amount: \$9,600 WJE Services

Client Name USC Pacific Asia Museum

Address 46 N. Los Robles Avenue, Pasadena, CA

Contact Name Shouning Li, USC Contact Email lishouni@usc.edu

Contact Phone Number 213-740-3068

Project Description The **Pacific Asia Museum** is a local landmark and is in the National Register of Historic Places. WJE consulted on the building enclosure and water intrusion as part of a large renovation.

Project Start Date March 2016 Project End Date September 2020

Project Amount: \$63,000 WJE Services

Client Name The U.S. Grant Hotel San Diego

Address 326 Broadway, San Diego, CA

Contact Name Doug Korn Contact Email doug.korn@marriott.com

05.08.19sh

3. General Qualifications and References

Contact Phone Number 619.744.2005

Project Description The **U.S. Grant Hotel** is listed in the National Register of Historic Places. WJE is the building enclosure consultant, documenting and recommending repairs to the concrete facade and windows.

Project Start Date November 2021 Project End Date Ongoing

Project Amount: \$145,000 WJE Services to date

Bidder's Signature 

NOTE: If requested by the City, the bidder shall furnish a certified financial statement, references, and other information sufficiently comprehensive to permit an appraisal of his current financial condition.

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#### 4. Key Staff

##### KEY STAFF

To complete the Carson City Hall HSR, we have assembled an exceptionally qualified in-house project team with relevant experience. The team will be led by Project Manager **Evanne St. Charles**, Senior Associate. Project support will be provided by architect and conservator **Sarah Devan**, Senior Associate; architectural historian **Elysha Paluszek**, Associate; and designer **Jordan Paing**. **Katie Horak**, Principal, will provide project oversight, strategic guidance, and quality assurance. All members of the project team meet the Secretary of the Interior’s Professional Qualifications Standards, 36 CFR Part 61, in the disciplines of Architecture or Architectural History.

Project Manager **Evanne St. Charles**, LFA, LEED AP O+M, will lead the project team, providing day-to-day contact with City representatives and ensuring that all work is being conducted to the highest possible standard. She will also participate in all aspects of the project including client meetings, site documentation, research, and preparation of project deliverables. Evanne is an architectural historian and preservation planner who brings combined expertise in building systems, construction, sustainability, and technical writing, and has extensive experience in the preparation of Historic Structure Reports. She has been the principal author of numerous HSRs during her tenure at ARG, including for Los Angeles Union Station, Founder’s Church of Religious Science, Neutra Office Building, Wayfarers Chapel, and several buildings and structures within Yosemite National Park and at Edwards Air Force Base.

Team member **Sarah Devan**, RA, AIC, will provide project support. Sarah is a registered architect and Professional Associate with the American Institute for Conservation of Historic and Artistic Works (AIC). Sarah will manage the materials assessment and conditions analysis of City Hall. Drawing upon her experience and based on her architectural assessment of existing conditions and potential deficiencies, Sarah will provide material treatment recommendations for the building, ranging from immediate concerns to low-priority repairs to ongoing maintenance recommendations.

Team member **Elysha Paluszek** will provide project support. Elysha is an architectural historian and preservation planner with extensive experience managing and contributing to historic context statements at various scales, ranging from entire cities to individual buildings. She played a key role in the completion of the SurveyLA Latino Los Angeles Historic Context Statement, Latinos in Twentieth Century California Multiple Property Documentation Form, and the Hillcrest LGBTQ+ Historic Context Statement. Elysha is currently managing the African Americans in California Multiple Property Documentation, which touches upon significant historic sites associated with the African American community in Carson. Elysha will contribute to the historical background and context for City Hall and will participate in educational programming (optional task).

Team member **Jordan Paing** will provide project support. A designer in ARG’s LA office, Jordan has provided project assistance for a number of historic structures assessments and rehabilitation studies, including for Edwards Air Force Base Chapel 1 and Kenneth Hahn Hall of Administration, as well as for several projects at Los Angeles Union Station. Jordan will assist with preparing diagrammatic concept drawings and graphics for the Carson City Hall HSR.

**Katie Horak** will serve as Principal-in-Charge, overseeing all work done under this contract. Katie is an architectural historian and preservation planner in ARG’s Los Angeles office, with more than 20 years of experience managing complex preservation projects throughout California. A recognized expert in the field, Katie regularly speaks on preservation topics at local, state, and national conferences and is an Adjunct Assistant Professor at the University of Southern California (USC), where she teaches Historic Site Documentation courses to graduate students in the School of Architecture’s Heritage Conservation Program. Katie is also a national leader in the preservation of recent past architecture in her role as President Elect of Docomomo US, a non-profit organization focused on the documentation and conservation of built resources of the modern movement.

#### 4. Key Staff



#### 4. Key Staff



##### KATIE E. HORAK

###### Principal | Architectural Historian & Preservation Planner

Katie is a Los Angeles-area native and Principal in ARG's Los Angeles office. She has twenty years experience in the field of historic resource management in both the public and private sectors. Katie is a recognized leader in the industry, bringing creative and innovative solutions to complex issues related to historic site documentation, management, and adaptive re-use. Katie brings expertise in policies related to the California Environmental Quality Act (CEQA), Secretary of the Interior's Standards compliance, and provides strategic guidance regarding project approvals, historic resource management, and outreach/consensus building.

###### Qualifications/Experience of Respondent

- Founders' Church of Religious Science (Paul R. Williams), National Register Nomination and Historic Structure Report, Los Angeles
- Village Green (Robert Alexander), Historic Structures Report and Mills Act Application, Los Angeles
- Wayfarers Chapel (Frank Lloyd Wright, Jr.), Historic Structures Report and National Historic Landmark Nomination, Rancho Palos Verdes
- Los Angeles Union Station, Historic Structures Report and on-going Historic Preservation Consultation, Los Angeles
- Walker House (Rudolph Schindler), Historic Structure Report, Los Angeles
- Neutra Office Building (Richard Neutra), Historic Structure Report, Los Angeles
- Norms Restaurant La Cienega (Armet and Davis), Historic Structures Report, Los Angeles
- Eames House and Studio (Charles and Ray Eames), Master Plan, Los Angeles
- Herman Miller Showroom (Charles and Ray Eames), Historic Resource Assessment, West Hollywood
- Former MCA Headquarters (Paul R. Williams), Beverly Hills Landmark Application, Beverly Hills
- CBS Television City (William Pereira and Gin Wong), Historic Consulting, Los Angeles
- Century Plaza Hotel (Minoru Yamasaki), Historical Resources Assessment, Los Angeles
- Plaza Theater Rehabilitation, Palm Springs (ongoing)

###### Selected Lectures & Speaking Engagements

- "Culture, Community, and the Holiday Bowl," *Save As: NextGen Heritage Conservation* podcast, featured interviewee. December, 2021
- "Minoru Yamasaki and the 'World's Most Beautiful Hotel'" Preserving the City of the Future: Civic and Corporate Los Angeles in the 20th Century, Los Angeles County Museum of Art (LACMA), June 2019
- "Los Angeles Union Station's Historic Structure Report," AIA Taliesin Colloquium, Taliesin West, Arizona, Feb. 2019
- "Know Your Strengths: Innovative Historic Resources Surveys," National Preservation Conference, Spokane, WA, Oct. 2012.



###### Education

Master of Heritage Conservation,  
University of Southern California

University of Oregon, Eugene  
Historic Preservation Field School  
in Canova, Italy

Bachelor of Arts, Art (Painting/  
Drawing), Whitworth College,  
Spokane, Washington

Meets the *Secretary of  
the Interior's Professional  
Qualifications Standards* in  
Architectural History

###### Memberships

President-Elect, Docomomo US

Founding President, Docomomo  
US, Southern California Chapter

Los Angeles Conservancy

Society of Architectural Historians,  
Southern California Chapter

Los Angeles Headquarters  
Association (LAHQ)

###### Academic Involvement

Adjunct Assistant Professor,  
University of Southern California.

Current courses taught:  
*Introduction to Historic Site  
Documentation*, and *Advanced  
Documentation: Historic Resources  
Surveys*

#### 4. Key Staff



##### EVANNE ST. CHARLES

###### LEED AP O+M, Senior Associate | Architectural Historian & Preservation Planner

Evanne is an Architectural Historian and Preservation Planner in ARG's Los Angeles office with ten years of experience in historic resource management. She has managed and contributed to a range of historic preservation projects, including historic structure reports, landmark nominations, historic resources surveys, California Environmental Quality Act (CEQA) compliance documentation, Mills Act Property Tax Abatement Program administration, and federal historic preservation tax credit applications. Evanne is also actively involved with the Association for Preservation Technology International (APT) as a co-chair of the APT's Technical Committee on Sustainable Preservation.

###### Qualifications/Experience of Respondent

- Los Angeles Union Station, Historic Structures Report and on-going Historic Preservation Consultation, Los Angeles
- Wayfarers Chapel (Frank Lloyd Wright, Jr.), Historic Structures Report and National Historic Landmark Nomination, Rancho Palos Verdes
- Founders' Church of Religious Science (Paul R. Williams), National Register Nomination and Historic Structures Report, Los Angeles
- Walker House (Rudolph Schindler), Historic Structure Report, Los Angeles
- Neutra Office Building (Richard Neutra), Historic Structure Report, Los Angeles
- 4241 Kekuanaoa Lane, Hawaii State Register Nomination, Kauai County
- 19974 Sischo Drive/Anderson House, Los Angeles County Landmark Application, Historic Structures Report, and Mills Act Application, Topanga Canyon
- Wawona Gas Station, Historic Structure Report, Yosemite National Park
- City of South Pasadena, ADUs Design Standards and Guidelines for Historic Properties, South Pasadena
- Vista Theatre, Rehabilitation Study, Los Angeles
- Parsons Memorial Lodge, Historic Structure Report, Yosemite National Park
- LeConte Memorial Lodge, Historic Structure Report, Yosemite National Park
- Baldwin Hills Crenshaw Plaza, Building Rehabilitation Study, Los Angeles
- Title Insurance and Trust Company Building, Rehabilitation Study, Los Angeles
- City of Anaheim, Architectural Style Guides, Anaheim
- Joel McCrea Ranch House, Building Rehabilitation Study, Thousand Oaks



###### Education

Master of Science, Historic  
Preservation, University of Oregon,  
Eugene

Bachelor of Arts, Art History with  
Architecture and Environment  
Emphasis; Bachelor of Arts,  
Geography, University of  
California, Santa Barbara

Meets the *Secretary of  
the Interior's Professional  
Qualifications Standards* in  
Architectural History and History

###### Memberships

Association for Preservation  
Technology International (APT),  
Member

Western Chapter of the  
Association for Preservation  
Technology (WCAPT), Member

APT Technical Committee on  
Sustainable Preservation (TC-SP),  
Co-Chair

APT TC-SP, OSCAR Focus Group,  
Co-Chair

Los Angeles Conservancy, Member



#### 4. Key Staff



##### SARAH A. DEVAN

RA, AIC, Senior Associate | Architect and Conservator

Sarah is an architect and conservator with over fifteen years of combined experience in the conservation and restoration of architecture, sculpture, art objects, and paper documents. She has a broad level of experience with architectural materials, including assessment and testing of masonry, wood, metals, and architectural finishes. She also has particular experience with terra cotta, stone and brick masonry buildings. She has conducted numerous conditions assessments, and has provided technical reports, historic structure reports, and rehabilitation plans for anything from individual repair treatments to long-term planning initiatives for entire collections. As a licensed architect, she has developed repair details and specifications for restoration and rehabilitation projects, and monitored those projects through construction. And as a conservator, she has developed and performed hands-on conservation treatments on a variety of historic and contemporary artwork.

##### Qualifications/Experience of Respondent

- Plaza Theater Rehabilitation, Palm Springs (ongoing)
- Los Angeles Union Station, Historic Structure Report, Bronze Windows and Doors Restoration; Interior Ceilings Restoration; Fire Restoration; Historic Tile Survey; Finishes Analysis and Conservation Consulting, Los Angeles,
- Harada House, Building Rehabilitation Plan and Conservation Consulting, Riverside
- Neutra Office Building (Richard Neutra), Historic Structures Report, Los Angeles
- Fontana Woman's Club Rehabilitation Study, Fontana
- Eames House and Studio (Charles and Ray Eames), Conservation Consulting, Los Angeles
- Rancho Sierra Vista, Historic Structures Report, Newbury Park
- Wayfarers Chapel (Frank Lloyd Wright, Jr.), Historic Structures Report, Ranch Palos Verdes
- Founder's Church of Religious Science (Paul R. Williams), Historic Structures Report, Los Angeles
- Anacapa Lighthouse, Historic Structures Report, Channel Islands
- Edwards Air Force Base, Historic Structures Reports for the World War II-era Rammed Earth Revetments and JPL Test Stand Buildings, Rosamond
- Fontana Woman's Club, Building Rehabilitation Report, Fontana
- Joel McCrea Ranch House & Site, Building Rehabilitation Report, Agoura Hills
- Neon Museum Las Vegas, Conservation Plan for Outdoor Collection, Las Vegas
- Herman Miller Showroom (Charles and Ray Eames), Conservation Consulting, Los Angeles
- Santa Ana Library, Steel Window Rehabilitation Study, Santa Ana



##### Education

Master of Science in Historic Preservation, Columbia University, New York

Bachelor of Architecture, University of Arkansas, Fayetteville

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture, Historic Architecture, and Architectural History

##### Registrations

Registered Architect, State of New York

Professional Associate, American Institute for Conservation of Historic and Artistic Works (AIC)

##### Memberships

Member, American Institute for Conservation of Historic and Artistic Works (AIC)

Member, Association for Preservation Technology International (APTI)

Member and Past Board Member, Association for Preservation Technology, Western Chapter (WC/APT)

#### 4. Key Staff



##### ELYSHA PALUSZEK

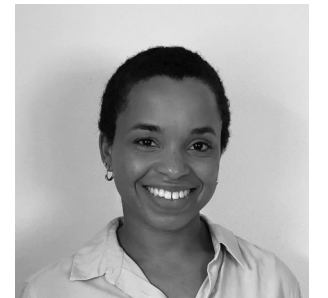
Architectural Historian & Preservation Planner

An Architectural historian with nine years of experience, Elysha is adept at research, writing, and the preparation of technical reports related to potential historic resources. She has extensive experience researching and documenting the experiences of underrepresented communities and their built heritage. A gifted communicator and enthusiastic team member, Elysha has experience with historic resources survey reports, historic context statements, National Register and local landmark nominations, California Environmental Quality Act (CEQA) technical reports, and Section 106 technical reports.

##### Qualifications/Experience of Respondent

- City of West Hollywood, Historical Context Study, West Hollywood
- Los Angeles Historic-Cultural Monuments, African American Historic Places Project (Getty Conservaion Institute and City of Los Angeles), Los Angeles
- African Americans in California Multiple Property Documentation Form (in progress)
- City of Los Angeles, Historical Housing and Land Use Study, Los Angeles (in progress)
- Central Avenue, Historic Resource Evaluation, Los Angeles
- Eagle Rock Plaza, Historic Resource Assessment, Eagle Rock
- Walnut Nina Historic Resource Assessment, Pasadena
- Hillcrest LGBTQ+ Historic Context Statement, Los Angeles\*
- San Diego Citywide LGBTQ Historic Context Statement, San Diego\*
- Garden Apartment Complexes in the City of Los Angeles Multiple Property Documentation Form, Los Angeles\*
- SurveyLA Historic Context Statement, American Colonial Revival, Los Angeles\*
- SurveyLA Latino Los Angeles Historic Context Statement, Los Angeles\*
- Latinos in 20th Century California Multiple Property Documentation Form, Los Angeles\*
- Whittier Historic Context Statement and Non-Residential Historic Resource Survey, Whittier\*
- SurveyLA Historic Resource Survey, various CPAs including Southeast Los Angeles (2011), Harbor-Gateway/Wilmington (2012), Silver Lake/Echo Park/Elysian Valley (2013-14), Bel Air/Beverly Crest (2013), Industrial phase (2015), Los Angeles\*
- La Habra Historic Resource Survey and Historic Context Statement, La Habra\*
- 141 Eucalyptus Drive, CEQA Historical Resource Report, El Segundo\*
- North Hollywood to Pasadena Transit Corridor, Los Angeles\*

\*work performed prior to joining ARG



##### Education

Master of Historic Preservation, University of Southern California

Bachelor of Arts, History, College of William and Mary, Williamsburg, Virginia

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History

##### Memberships

Docomomo US

Society of Architectural Historians

Los Angeles Conservancy Member

California Preservation Foundation Education Committee

#### 4. Key Staff



#### JORDAN PAING

##### Designer

Jordan brings international preservation experience and academic training in architectural preservation to ARG's Los Angeles office. His main interest is in the intersection of historic preservation and real estate development as his graduate work focused on the historic tax credit program in Oregon. Prior to joining ARG, Jordan managed several restorations and placemaking projects including residential, office and hospitality projects at a heritage-properties and placemaking social enterprise called Doh Eain, in Myanmar. As a designer, Jordan is committed to seeking creative and efficient solutions in his design practice.

##### Qualifications/Experience of Respondent

- Los Angeles Union Station, Ongoing Historic Preservation Consultation, Los Angeles
- Kenneth Hahn Hall of Administration, Seismic Upgrade, Los Angeles
- Bilak Building Façade Improvement, Los Angeles
- Beverly Hills City Hall, Exterior Fence Concept Design, Beverly Hills
- Glendale Train Station Rehabilitation, Glendale
- Virginia City, NV, Historic Resources Survey Update, Nevada SHPO (in partnership with Storey County), Virginia City, Nevada\*
- 4500sqft Historic Office Building Rehabilitation, Yangon, Myanmar\*
- 47th St Heritage Building Rehabilitation, Yangon, Myanmar\*
- Grand Teak Villa Restoration at Pho Sein, Yangon, Myanmar\*
- Participatory design and placemaking projects, alleyways revitalization, Yangon, Myanmar\*

\*work performed prior to joining ARG

##### Publications

- Terminal Project, "Identifying Barriers to Utilizing the Historic Tax Credit Program in Oregon", University of Oregon, 2021.



##### Education

Master of Science in Historic Preservation, University of Oregon, OR

Graduate Certificate in Real Estate Investment and Finance, Portland State University, OR

Bachelor of Architecture, West Yangon Technological University, Yangon, Myanmar

Meets the *Secretary of the Interior's Professional Qualifications Standards* in Historic Architecture, Architecture, and Architectural History

##### Honors

Fulbright Alumnus

#### 4. Key Staff



#### DAVID COCKE S.E. F.SEI, F.ASCE, F.SEAOC

##### Principal and Founder

David Cocke founded Structural Focus in 2001. His expertise is structural design, adaptive reuse, seismic evaluation/retrofit, and historic preservation. Projects include historic landmarks, new laboratories, commercial building repair/retrofit, studio production facility design, building evaluations (industrial, high-tech and film studios), and educational facilities. David's activity in historic preservation includes presentations regarding adaptive reuse. He leads many professional organizations, preservation groups, and structural and earthquake engineering associations. An expert in post-disaster business resiliency and continuity, he believes preplanning and city partnerships greatly reduce business interruption post-earthquake or other disasters

##### Qualifications/Experience of Respondent

- Neutra Institute for Survival Through Design (NISTD): Historic Structures Report to assess historical features, determine required upgrades, and provide data for California Mills Act application.
- 1355 3rd Street Promenade: Evaluation and reconstruction of the 1960s-era retail building's third floor
- Academy Museum of Motion Pictures, The Saban Building (May Co. prior): Historic facade rehabilitation
- Aliso Viejo Ranch: Historic renovation and new construction
- Anaheim Citrus Packing House: Historic renovation
- Caltech: Relocation and restoration of historic bungalow buildings
- Carnegie Museum: Historic renovation
- CBRE Masonic Temple: Historic renovation and new commercial building
- Chapman University, Sandi Simon Center for Dance: Historic preservation and adaptive reuse
- Hotel Cecil: Historic renovation and seismic retrofit
- Hotel Shangri-La: Historic renovation
- Huntington Gardens, Japanese Tea House: Historic restoration
- The Huntington Library: Seismic retrofit and historic preservation
- John Anson Ford Amphitheatre: Historic restoration and new construction
- Los Angeles Union Station: Numerous renovation projects
- Manzanar National Historic Site, Block 14: Reconstruction of the historic Block 14 buildings over the original concrete slabs
- Netflix Egyptian Theatre: Tenant improvement
- Rancho Los Alamitos Barns and Education Center: Historic preservation of barns and ranch buildings; new construction of education building
- Rancho Los Alamitos Historic Adobe House: Seismic stabilization of the two-story adobe building, listed on the National register of Historic Places



##### Education

M.S., San Jose State University, 1987

B.S., Virginia Tech, 1980

##### Licensing

Civil & Structural Engineer in CA (S3005), and 15 additional states

Safety Assessment Program Disaster Emergency Worker SAP10744

##### Professional Affiliations

Structural Engineers Institute: Fellow; President 2019

American Soc. of Civil Engineers: Fellow

Structural Engineers Assoc. of CA: Fellow; SoCal; NorCal

Earthquake Engineering Research Institute: President 2020–2023

USC Architectural Guild: President 2006–07

NIST: Federal Advisory Committee on Earthquake Hazard Reduction 2021–24

L.A. Conservancy: Board 2016–22

L.A. Earthquake Technical Task Force

Pasadena Heritage: Board 2008–12

California Historical Building Safety Board

California Preservation Foundation: Board 1996–2003

National Trust for Historic Preservation

American Institute of Architects, L.A.

#### 4. Key Staff



#### MARIA MOHAMMAD, S.E.

##### Project Engineer

Maria Mohammed joined Structural Focus in 2013 after graduating from the University of Southern California with a B.S. in Civil Engineering in 2012 and an M.S. in Structural Engineering in 2013. Maria is a licensed Structural Engineer in California who has extensive experience working on the design of new buildings and the retrofit/renovation of historic structures and existing buildings. She has worked on significant projects at Structural Focus, including 2130 Violet Street, Google Los Angeles Headquarters, and various Fivepoint Great Park Neighborhoods projects.

##### Qualifications/Experience of Respondent

- Neutra Institute for Survival Through Design (NISTD): Historic Structures Report to assess historical features, determine required upgrades, and provide data for California Mills Act application.
- 1355 3rd Street Promenade: Evaluation and reconstruction of the 1960s-era retail building's third floor
- 110 Pine Avenue Hotel, Long Beach: Site plan review and design documents for approval of adaptive re-use of historic 1925 bank building to be converted into a 208-key, 4-star hotel
- 109 Sycamore: Seismic evaluation (subject to City of LA NDC Ordinance)
- 405 Mateo: Seismic evaluation (subject to City of LA NDC Ordinance)
- Academy Museum of Motion Pictures, The Saban Building (May Co. prior): Historic facade rehabilitation
- Bullock's Wilshire: Seismic evaluation (subject to City of LA NDC Ordinance)
- Chapman University, Sandi Simon Center for Dance: Historical preservation and adaptive reuse
- John Anson Ford Amphitheatre: Renovations of historic amphitheater and new construction
- La Cita Bar: Seismic evaluation (subject to City of LA NDC Ordinance)
- Magic Castle: Structural and seismic evaluations and renovations
- Museum of Riverside: Historic renovation, seismic retrofit, and addition
- Ontario Museum of History and Art: Renovations and assessment
- Pajarro, S. Lake Avenue (Multiple Buildings): Seismic evaluation, retrofit, and tenant improvements of several reinforced concrete buildings
- Redlands Chamber of Commerce Building: Seismic upgrades and addition
- Rondor Building, Redlands: Seismic rehabilitation and tenant improvement
- Salvation Army Rehabilitation Center, Santa Monica: Renovation, seismic retrofit, and addition



##### Education

M.S. in Civil Engineering, University of Southern California, 2013

B.S. in Civil Engineering, University of Southern California, 2012

##### Licensing

CA – Structural Engineer, 2019 (S6741)

CA – Civil Engineer, 2015 (C84930)

Safety Assessment Program  
Disaster Emergency Worker  
SAP73486

##### Professional Affiliations

Structural Engineers Association of Southern California (SEAOSC):  
Board of Directors 2021–23;  
Communications Committee Chair  
2018–21; Treasurer 2023–24

Earthquake Engineering Research  
Institute: Housner Fellow

ACE Mentor Program

#### 4. Key Staff



#### GABRIELA PASCUALY, P.E.

##### Design Engineer

Gabriela Pascualy interned with Structural Focus in 2019. She officially joined the firm in 2020 after completing her M.S. in Structural Engineering at UC San Diego. She has worked with construction materials such as concrete, steel, wood, and aluminum in retrofit and new design. Projects include historic renovation, seismic retrofits, tenant improvements, and new construction of office, retail, studio, multi-family, and educational facilities.

##### Qualifications/Experience of Respondent

- 1355 3rd Street Promenade: Evaluation and reconstruction of the 1960s-era retail building's third floor
- 9300 Wilshire: Historic renovation and seismic retrofit
- Company 3 Hollywood: Renovation and seismic retrofit of studio services facility.
- Honeywell Campus: Renovations and retrofits; various repairs and new installations
- Hotel Cecil: Historic renovation and seismic retrofit
- Netflix Animation: Adaptive reuse of office space
- Netflix Egyptian Theatre: Tenant improvement
- Oakwood School: Cafeteria renovations
- Pacific Edge Hotel: New building and renovations to existing buildings
- Paramount Studios: Various renovation projects
- Pepperdine University: Various renovation projects
- Sony Animation Wilshire Renovation: Courtyard renovations and tenant improvements
- Sony Studios: Various renovation projects
- SRF Administration Building: Historic renovation
- Sunset Bronson Studios: Historic renovation, seismic upgrade, and retrofit
- Webb Schools Hooper Community Center: Renovation and seismic upgrade
- Wilshire Boulevard Temple Camp Hess Kramer: Structural engineering for gymnasium redesign
- Valley Beth Shalom: Sanctuary renovations



##### Education

M.S. Engineering, UC San Diego, 2019

B.S., CalPoly, San Luis Obispo, 2018

##### Licensing

CA – Civil Engineer, 2022 (C94591)

##### Professional Affiliations

Structural Engineers Association of Southern California (SEAOSC)

American Society of Civil Engineers (ASCE)

#### 4. Key Staff

##### HENRIK HERTZ

###### Principal

In his early career, Henrik worked as an electrician, operating and maintaining buildings' systems. Now, as a Principal, with two decades of experience and an understanding of all aspects of mechanical, electrical and plumbing engineering, he is responsible for the day-to-day management of projects from the initial planning stages to the final construction support services. Henrik's highly collaborative approach, sharing knowledge to develop an integrated design, has enabled his teams to create highly sustainable engineering solutions. As the historic building preservation sector leader, Henrik has worked on over 30 historic building projects. He also has significant experience in other project sectors including corporate, commercial, museum, retail, hospitality, civic, and residential. Henrik is experienced in all phases of construction document preparation, energy compliance documentation, comprehensive specifications, estimating and construction field support.

###### Qualifications/Experience of Respondent

- Neutra Historic Office – Silverlake, Los Angeles
- Eames House – Pacific Palisades, Los Angeles
- Santa Ana Historic Library – Santa Ana, CA
- I. Magnin Historic Apartment Building – Koreatown, Los Angeles
- Hammer Museum – Los Angeles, California

##### RAMIRO AGUIRRE, PE

###### Principal

Ramiro has been actively engaged in the Mechanical engineering practice for more than 20 years. He has based his extensive practice on exceeding client's expectations in the design of cost effective and energy efficient systems that adhere to the strictest compliance requirements. His experience includes HVAC and control systems design, energy studies, systems evaluation and operation verification, construction administration and cost analysis, staff management and development. Ramiro's vast experience and thorough knowledge of state codes, historic codes, local codes and regulations has allowed him to work closely with cities and municipalities to provide design within the limits of historic preservation projects.

###### Qualifications/Experience of Respondent

- Neutra Historic Office – Silverlake, Los Angeles
- Eames House – Pacific Palisades, Los Angeles
- Santa Ana Historic Library – Santa Ana, CA
- I. Magnin Historic Apartment Building – Koreatown, Los Angeles
- Hammer Museum – Los Angeles, California



###### Education

Bachelor of Science in Electrical Engineering, Engineering College of Copenhagen - Copenhagen, Denmark, 2006

Certified Electrician, Installation Technique, Frederiksberg Technical School, Copenhagen, Denmark, 2001



###### Education

BS Mechanical Engineering, California Polytechnic State University, San Luis Obispo

###### Registrations

Licensed Professional Mechanical Engineer: CA #M31673

###### Professional Affiliations

ASHRAE Member, American Society of Mechanical Engineers  
Association of Energy Engineers

#### 4. Key Staff

##### MICHELLE SANDOVAL MARCINEK

###### Senior Associate

Michelle Sandoval has been with WJE since 2008; she has experience in repair design and preparation of repair documents and project specifications for numerous building components, including exterior envelope, roofing, waterproofing, and window systems. She has been actively engaged in field testing for air and water penetration resistance, both in a forensic capacity and in the context of new construction, using ASTM test standards and AAMA voluntary guide specifications. Ms. Sandoval's work includes investigations of distressed and deteriorated conditions in existing and historic buildings. She participates in various projects, including facade inspections, condition surveys, and preservation and repair of historic buildings.

###### Qualifications/Experience of Respondent

###### Roofing and Waterproofing

- Harbor UCLA Medical Center - Torrance, CA: Waterproofing, roofing and cladding consulting, and building envelope commissioning
- Federal Reserve Bank of San Francisco, Los Angeles Branch - CA: Construction documents and construction phase services for 45,000-square-foot roofing installation
- Multi-Unit Residential - North Hollywood, CA: Water intrusion investigation, repair documents, and construction observation
- Soka University of America - Aliso Viejo, CA: Waterproofing consulting and observation of water testing during construction
- UCLA Luskin Conference Center - Los Angeles, CA: New construction building enclosure consulting, water testing observation

###### Stone Cladding and Paving

- May Company Building - Los Angeles, CA: Design and construction documents for the re-cladding of the historic limestone and granite building
- The Los Angeles Times Building - Los Angeles, CA: Visual and up-close assessment of three limestone-clad buildings.
- Federal Reserve Bank of San Francisco, Los Angeles Branch - CA: Condition assessment and construction documents for exterior granite and stucco cladding

###### Historic Preservation

- Salk Institute for Biological Studies - La Jolla, CA: Teak wood window conservation program, design through construction
- City of Long Beach - Long Beach, CA: Craftsman historic district survey update and evaluation
- RMS Queen Mary – Long Beach, CA: Survey and documentation of existing and historic lifeboats
- Los Angeles County Hall of Justice - Los Angeles, CA: Investigation and repair of historic terra cotta, granite, and brick masonry facades
- Green Hotel Apartments – Pasadena, CA: Condition assessment of stucco cladding, materials testing, repair documents
- Beverly Wilshire Hotel - Los Angeles, CA: Investigation and repair of historic concrete and masonry facades
- Los Angeles Harbor Lighthouse - San Pedro, CA: Condition evaluation and design repairs to address exterior deterioration
- Joint Base Pearl Harbor Hickam - Honolulu, HI: Development of Integrated Cultural Resource Management Plan (ICRMP)
- Bollman House - Los Angeles, CA: Historic structures report for single family knit-block concrete residence
- Eames House - Pacific Palisades, CA: Assessment, recommendations, and repair design for historic structure



###### Education

M.S. Engineering, UC San Diego, 2019

B.S., CalPoly, San Luis Obispo, 2018

###### Practice Areas

Roofing and Waterproofing  
Stone Cladding and Paving  
Historic Preservation  
EIFS, Stucco, Plaster  
Architectural Testing  
Construction Observation Services  
Repair and Rehabilitation Design

###### Registrations

LEED Accredited Professional  
Repair and Rehabilitation Design

###### Professional Affiliations

American Institute of Architects  
Association for Preservation Technology International  
Association for Preservation Technology - Western Chapter  
U.S. Green Building Council

#### 4. Key Staff

##### ANN HARRER

###### Associate Principal

Ann Harrer has broad experience with the assessment of existing building facades and structural systems, historic preservation, materials testing, and field inspections. She has investigated and participated in the restoration of historic and architecturally significant structures. Ms. Harrer has experience with different building materials including brick, terra cotta, marble, limestone, cast stone, as well as concrete building facade and structural elements. In addition to performing construction observations, she has performed investigations, analyses, and development of repair designs for both structural and nonstructural elements in the built environment. Ms. Harrer is the author of multiple papers and articles, and has presented on topics related to the assessment, conservation, and repair of concrete structures and other building materials. Ms. Harrer is the 2019 president of the American Concrete Institute, Southern California Chapter. She is also the 2019 recipient of the American Concrete Institute Young Member Award for Professional Achievement.

###### Qualifications/Experience of Respondent

###### Condition Assessment

- City-Owned Parking Garages – Pasadena, CA: Condition assessment and repair recommendations for nine concrete garages
- Central Artery/Tunnel Project (The Big Dig) - Boston, MA: Inspection of various elements of the Central Artery/Tunnel Project and Sumner and Callahan tunnels, and assistance in the writing and development of the eleven-volume final report
- Ritz Carlton, Laguna Niguel - Laguna Niguel, CA: Investigation of deterioration at the post-tensioned concrete parking garage. Development of repairs to concrete and post-tensioning
- Multi-Unit Residential throughout Southern California: Condition assessment of building enclosure and development of recommendations for a prioritized and phased repair approach to address ongoing issues and concerns

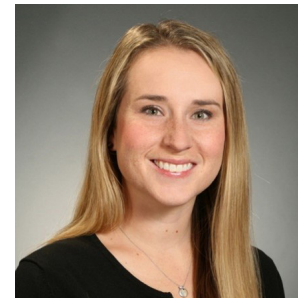
###### Historic Preservation

- Salk Institute for Biological Studies - La Jolla, CA: Investigation, repair design, and construction observation for teak wood window conservation project; investigation and development of architectural concrete repair protocol

- Santa Monica Clock Tower – Santa Monica, CA: Concrete facade assessment and repair for historic landmark
- John Anson Ford Amphitheatre - Los Angeles, CA: Repair documents for concrete restoration of the amphitheater interior
- Castle Green - Pasadena, CA: Evaluation and repair approach for stucco-clad balconies
- Green Hotel Apartments – Pasadena, CA: Condition assessment of stucco cladding, materials testing, repair documents
- The Bollman House - Los Angeles, CA: Historic Structures Report preparation and Mills Act program assistance
- Fenway Park - Boston, MA: Development of concrete repair procedures to match historic architectural seating bowl concrete originally constructed in 1912 and 1934

###### Repair and Rehabilitation Design

- Loews Santa Monica - Santa Monica, CA: Investigation, repair design, and construction administration for post-tensioned concrete parking garage
- Santa Ana Federal Building - Santa Ana, CA: Assessment, repair design, and construction administration for architectural precast concrete structure



###### Education

University of Illinois at Urbana-Champaign

Bachelor of Science, Civil Engineering, 2003

Master of Science, Civil Engineering, 2005

###### Practice Areas

Condition Assessment

Historic Preservation

Repair and Rehabilitation Design

Failure Investigation

Materials Evaluation

Concrete Deterioration

###### Registrations

Civil Engineer in CA

Professional Engineer in MA

###### Professional Affiliations

American Concrete Institute, Southern California Chapter

Association for Preservation Technology International -Western Chapter

International Concrete Repair Institute

###### Technical Committees

ACI 364 - Rehabilitation

ACI 515 - Protection Systems, chair

ACI 546 - Repair of Concrete

#### 4. Key Staff

##### LAURIE MATTHEWS, ASLA

###### Director of Preservation Planning and Design

Laurie Matthews is a nationally recognized expert in preservation planning and cultural landscapes. Her work has helped to maintain and manage some of the most iconic and revered historical sites in the country such as Yosemite National Park, Hearst Castle, and Willamette Falls. Laurie is fascinated by the complexities and stories associated with landscapes and the history they reveal. Her expertise and experience are invaluable in assisting clients interpret and apply The Secretary of the Interior's Standards and the National Register of Historic Places guidelines to the historic properties under their stewardship. Laurie's analytical and communication skills enable her to readily identify issues and clearly outline potential choices and tradeoffs related to design and management. She is inspired by the passion of her public and private clients and recognizes the impact the master plans and cultural landscape reports she prepares have on historic landscapes. Laurie has garnered national and regional awards for her work, and she frequently speaks at national conferences on historic preservation and design.

###### Qualifications/Experience of Respondent

- Willamette Falls Cultural Landscape Report, Oregon City, OR
- Yosemite Lodge Cultural Landscape Report, Yosemite National Park, CA
- South Park Blocks Master Plan, Portland, OR
- Dorris Ranch Master Plan, Springfield, OR
- Sand Creek Cultural Landscape Inventory, Sand Creek Massacre National Historical Site, CO
- Lithia Park Master Plan, Ashland, OR
- Point Reyes Light Station Cultural Landscape Report and Rehabilitation, Point Reyes National Seashore, CA
- Oliver Kelley Farm Master Plan, Elk River, MN
- Bassett Farms Culutral Landscape Report, Kosse, Texas
- Denali Park Road Cultural Landscape Report, Denali National Park and Preserve, AK
- Scotty's Castle Cultural Landscape Report, Death Valley National Park, CA
- Minidoka National Historical Park Visitor Center, ID
- Greasy Grass Battlefield Cultural Landscape Report, Little Bighorn Battlefield National Monument, MT
- Curry Village Cabins Rehabilitation, Yosemite National Park, CA
- Gaiety Hollow Cultural Landscape Report, Salem, OR
- White Pass Cultural Landscape Report, Klondike Gold Rush National Park, AK
- Historic Ranch Districts Cultural Landscape Report, Point Reyes National Seashore, CA
- Lincoln Cottage Cultural Landscape Report, Washington, DC
- Capitol Park Landscape Treatment Guidelines, Sacramento, CA
- Hearst Castle Cultural Landscape Report, San Simeon, CA



###### Areas of Expertise

Cultural Landscapes

Interpretation and Heritage Tourism

Historic Preservation

Climate Resiliency and Historic Resources

###### Education

MLA, University of Oregon

BLA, Landscape Architecture, University of Oregon

BFA, Lewis & Clark College, Portland, Oregon

###### Professional Affiliations

American Society of

Landscape Architects

Alliance for Historic Landscape Preservation

Restore Oregon

###### Awards

Oregon ASLA Distinguished Practitioner Award, 2022

Oregon ASLA Award of Excellence, Lithia Park Master Plan, 2019

Oregon ASLA Award of Excellence, Willamette Falls Cultural Landscape Report, 2019

Historic American Landscape Survey Challenge Award, Gaiety Hollow Documentation, 2014

Oregon ASLA Award of Excellence, Dorris Ranch Master Plan, 2010

#### 4. Key Staff



#### ANDREA KLEIN, ASLA, PLA, LEED GREEN ASSOCIATE

##### Project Manager

Andrea Klein is a highly accomplished landscape architect with a varied portfolio of work that spans the globe. Her early concern for environmental protection led to a profession that integrated her passion for design, science and natural systems. Andrea appreciates the broad base of impact that landscape architecture has on the environment and quality of life. From mixed-use, civic, transportation and healthcare to hospitality, theme parks and experiential design, she has successfully managed and designed projects on several continents. Andrea is committed to craftsmanship and integrity in process and design, seeking to engage people in creative problem-solving to arrive at innovative, yet feasible solutions. She works closely with clients to establish a common understanding of objectives while offering different approaches or identifying new opportunities that can enhance the experience and sustainability of each project.

##### Qualifications/Experience of Respondent

- Calabasas Civic Center, Calabasas, CA\*
- Beverly Hills City Hall, Beverly Hills, CA
- Stockton Courthouse, Stockton, CA\*
- Caltech South Houses Renovations, Pasadena, CA\*
- Gibraltar Hotel Renovations Feasibility Study, Beverly Hills, CA
- Fullerton College New Music & Drama Complex, Fullerton, CA
- Los Angeles Department of Public Works HQ, Alhambra, CA
- Cedars Sinai Pediatric Healing Garden, Los Angeles, CA
- City of Hope Landscape Master Plan, Duarte, CA
- 49th Street Elementary School Modernization, Los Angeles, CA

\*work performed prior to joining ARG



##### Registrations

Landscape Architect: CA #5438

LEED Green Associate

##### Education

MLA, Harvard University Graduate School of Design

BLA, BFA, Rhode Island School of Design, Providence

##### Professional Affiliations

American Society of

Landscape Architects

California Native Plant Society

#### 4. Key Staff



#### RACHEL EDMONDS, PLS, ASLA

##### Landscape Architect

Rachel Edmonds has 10 years of experience as a landscape architect and project manager working on projects across the Pacific Northwest and Northern California. Rachel's dedication to her clients, attention to project management detail, and interest in working with interdisciplinary teams is shown by the broad diversity of project types that she has worked on during her career. Her experience includes many areas of landscape architecture, with an emphasis on projects with a historic or cultural resources component. These diverse project sites include Bush's Pasture Park in Salem, Oregon, Yosemite Lodge Historic District, and park feasibility planning in south Tualatin, Oregon. Rachel has provided site and accessibility design for sites of historical and cultural significance, including Portland's South Park Blocks, Point Reyes Lighthouse, the Oliver Kelley Farm, and Curry Village in Yosemite National Park. These projects demonstrate Rachel's ability to work at a range of scales, from large to small, garden to urban to national park, rural to suburban to urban, and with different degrees of community/client involvement, site constraints, and technical/design complexity.

##### Qualifications/Experience of Respondent

- Civic Center Historic District Cultural Landscape Inventory, San Francisco, CA
- Los Angeles Street Civic Building, Los Angeles, CA
- Ben Bacon Ranch Historic District Cultural Landscape Report, Pinnacles National Park, CA
- Hercules Parks and Recreation Facilities Master Plan, Hercules, CA
- 53rd Avenue Community Park, Hillsboro, OR
- Albany Parks Master Plan Update, Albany, OR
- Anna + Abby's Yard, Rogers Park, Forest Grove, OR
- Banks Main Street Revitalization, Banks, OR
- Nadaka Park Planning, Design and Construction, Gresham, OR
- Palo Alto Parks, Recreation and Open Space and Master Plan, Palo Alto, CA



##### Registrations

Landscape Architect: OR #0955

##### Education

MLA, University of California, Berkeley

MCP, University of California, Berkeley

BS, Foreign Service, Georgetown University

##### Certifications

Meets the Secretary of the Interior's Professional Qualification Standards in History and Architectural History

#### 4. Key Staff

##### JACQUELINE CHAN

###### President, Cost Estimator

Founded in 2014, KPJ consulting is MBE/WBE/DBE/SBE certified. Jacqueline, the President of KPJ Consulting, has more than 21 years of experience in the construction industry. She has worked on a variety of project types, including historical refurbishment, higher education, government, hospitals, laboratories, K-12 schools, hospitality, residential, zoological and theme parks with budgets ranging in value from less than \$1 million to more than \$200 million. In her role as a Senior Cost Manager for design teams, Jacqueline is especially skilled in providing accurate budgets at the early programming and conceptual phases of a project when that accuracy is critical to a project's ultimate success. She achieves that through early advice during design phase and create functional solutions to meet budget expectations.

###### Qualifications/Experience of Respondent

- Atascadero City Hall and Printery Building, Atascadero, CA
- Anacapa Island Lighthouse Restoration, Channel Islands National Park, California
- Bob Lucas Memorial Main & Branch, Library & Literacy Center, Altadena, CA
- Cornelia White House Conditions Assessment Report, Palm Spring, CA.
- Fontana Women's Club, Rehabilitation, Restoration & Maintain Plan, Fontana, CA
- First Congregation Church, Rehabilitation, Restoration & Maintenance Plan, Pasadena, CA
- The Claremont Museum of Art at The Depot Phase 2, Claremont, CA
- Doctors House Museum & Gazebo, Conditions Assessment Report, Glendale, CA.
- Relocation Study 648 North La Peer Drive (The Factory), West Hollywood, CA.
- Historic Rialto Theatre, Building Condition Assessment Cost Report, South Pasadena, CA
- Halsey House Feasibility Cost Studies, Los Altos, CA
- Log Cabin Refurbishment & Expansion, West Hollywood, CA
- Mott Pierce Residence, Rehabilitation, Restoration & Maintain Plan, Pasadena, CA
- Madrid Theatre, Canoga Park, California
- Ole Hanson Beach House Rehab Study, City of San Clemente, CA
- Ontario Museum of Art and History Tier 1 Assessment Report, Ontario, CA
- Patio del Moro Rehabilitation/Restoration Plan, West Hollywood, California
- San Buenaventura City Hall, East Wing Reroofing, Ventura, CA
- Santa Barbara Courthouse Roof & Exterior Wall Rehabs, Santa Barbara, CA
- Santa Barbara Mission Church Crypt Repair, Santa Barbara, CA
- UCLA Clark Library Seismic Retrofit, Los Angeles, CA

## KPJ Consulting



###### Position in Firm

Landscape Architect: OR #0955

###### Role on Project

Senior Cost Estimator

###### Length of Association/Total Years in Field

8 years / 22 years

###### Level of Education

Master of Business Administration, Royal Melbourne Institute of Technology University

Grenoble School of Management, Innovation Management

UCLA Extension, Award in General Business Studies

Bachelor of Science, Construction Quantity Surveying, Royal Melbourne Institute of Technology University

#### 5. Cost Proposal

##### COST PROPOSAL

ARG's Cost Proposal is included separately.

## 6. Project Understanding



### PROJECT UNDERSTANDING

ARG understands the scope of this project to include preparation of a Historic Structure Report (HSR) for the preservation, rehabilitation, and ongoing maintenance of Carson City Hall. The HSR will also serve as an educational tool that can be used to inform City staff and the public about the historical background, design, and development of City Hall and its importance to the history of Carson.

The City of Carson was historically and continues to be a diverse community, with significant African American, Asian American, and Latin American populations. As a previously unincorporated community, the area that would become the City of Carson historically had a high proportion of undesirable land uses such as oil refineries, automobile dismantling plants, and landfills. Carson incorporated in 1968 in order to provide its residents with better local land use control. Following its incorporation, the City Council embarked upon a plan to create its first purpose-built City Hall. Completed in 1976, the building was designed in a “modern-Spanish style,” reflecting the forward-thinking optimism of the newly incorporated municipality, while at the same time paying tribute to Carson’s Spanish Rancho heritage (*The Daily Breeze*, February 22, 1976). City Hall was designed by a formidable design team including African American architect Robert Kennard, architect Robert Alexander, and Japanese American architect Frank Sata. Notably, the team was racially and ethnically diverse, reflecting the multi-racial composition of Carson more broadly.

We understand that while some modifications have been made to Carson City Hall over time for the building’s continued operation and use, the building remains largely intact and retains a high degree of architectural integrity. The HSR will provide a narrative of the property’s history and development; an assessment of the historic and architectural significance of the building and identification of important features; an evaluation of existing conditions; and treatment/maintenance recommendations, including any necessary accessibility, code compliance, and building systems upgrades. In addition to guiding the building’s maintenance and use, the HSR will serve as useful tool to inform and engage the public according to the City’s educational programming goals.

Given our firm’s extensive experience in the documentation and rehabilitation of historic properties, ARG is an expert in applying the National Park Service (NPS) preservation briefs and technical assistance bulletins, the Secretary of the Interior’s Standards, the California State Historical Building Code, and other statutes and guidelines that dictate the appropriate treatment of historic properties. Our work product will thus be prepared in accordance with best professional practices in historic preservation while also being a graphically rich and accessible document for multiple audiences.

## 7. Project Approach and Workplan

### PROJECT APPROACH AND WORKPLAN

ARG brings a wealth of experience in the preparation of Historic Structure Reports (HSRs). We have developed an effective approach to HSRs that is composed of careful investigation, interdisciplinary teamwork, and frequent communication and collaboration with property owners, client representatives, and stakeholders. Our in-house team of architectural historians, architects, and conservators will work together in collaboration with our sub-consultant team to produce a document that is rooted in best professional practices and, most importantly, is useful to the City of Carson.

Our proposal for the Carson City Hall Historic Structure Report includes the following elements/tasks:

#### *Task 1. Kick-Off Meeting*

- Coordinate a kick-off meeting with City representatives to finalize project goals, scope, timeline, and benchmarks. The kick-off meeting will be held either in person or via video conference, depending on City preference.
- Obtain previous reports, plans, drawings, building permits, and other applicable background materials from the City. These materials will aid the consultant team in understanding the development history of the project site.

*DELIVERABLE: Finalized schedule and executed agreement*

*MEETINGS: Assumes one (1) meeting with the City and ARG team, either in person or via video conference*

*SCHEDULE: Month 1*

#### *Task 2. Site Analysis, Recordation, and Research*

- Conduct a site visit to perform a detailed conditions assessment and document existing conditions (ARG and sub-consultant teams). Existing conditions will be extensively documented with written notes and digital photographs, which will be incorporated into the HSR. Access will be arranged prior to the site visit, and it is assumed that the entire site will be accessible to the consultant team at the time of the site visit.

- Review existing site documentation provided by the City; conduct additional primary and secondary source research as needed to understand the architectural, cultural, and social significance of City Hall as it relates to the history and development of Carson. Sources of information may include the collections of the Los Angeles Public Library; the archives of *the Los Angeles Times*, *the Daily Breeze*, and other local periodicals; architectural journals available online; plans, photographs, and ephemera held in possession of the City; the Robert Kennard Papers held at UCLA Special Collections; and Gail Kennard, who continues lead the architectural practice of Kennard Design Group, established by her father Robert Kennard.
- Develop a historical background and context for City Hall, including the identification of social, cultural, and architectural themes related to the history and development of Carson and Modern architecture.





## 7. Project Approach and Workplan

- Prepare a narrative physical description of the property and a chronology that identifies major events in the property's development history and inventories alterations.
- Identify character-defining spaces and features of the building and site through photographs, color-coded drawings, and other illustrations and graphics as appropriate.

DELIVERABLE: N/A

MEETINGS: Assumes one (1) in-person site visit with the ARG and sub-consultant teams

SCHEDULE: Months 1-3

### Task 3. ADA and Code Review

- Review current ADA standards, the California State Historical Building Code, and other pertinent statutes and guidelines relating to upgrades of historic buildings.
- Prepare diagrammatic concept drawings to visually convey strategies for making necessary ADA/accessibility and code compliance requirements to the property. Please note that the scope of work does not include a comprehensive ADA survey by a CASp certified professional, but rather includes a visual assessment of obvious accessibility challenges in the building's original design.
- **\*\*Structural-specific scope:** Discuss performance objectives with the team, especially relative to the objectives of the California Historical Building Code and the performance recommendations for an Essential Services facility relative to the current basement located operations. Perform a Tier 1 Seismic Evaluation following the ASCE 41-17 standard "Seismic Evaluation and Retrofit of Existing Buildings" to identify potential seismic deficiencies. If any are identified, perform a limited Tier 2 evaluation of the potential deficiencies.\*\*

DELIVERABLE: Diagrammatic concept drawings, to be incorporated into draft HSR

MEETINGS: N/A

SCHEDULE: Months 2-3

### Task 4. Historic Structure Report, First Draft

- Prepare a first draft of the HSR based on field observations and research. The draft HSR will be developed in accordance with best professional practices as enumerated in *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* and *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.
- Based on NPS guidance, ARG proposes dividing the HSR into two parts:
  - Part 1 will include a historical background and context for City Hall; a detailed physical description of the site, exterior, and interior of the building; a chronology of development and use; an identification of character-defining features and spaces; an evaluation of the historical significance of City Hall as it relates to the history and development of Carson and Modern architecture; and an analysis of existing conditions. The HSR Part 1 will be easily digestible and graphically engaging; ARG will prepare it in such a way that it can be a standalone educational tool than can be used to inform the public about the history and significance of Modern architecture as it relates to the development of City Hall and Carson more broadly, as well as the importance of African American architect Robert Kennard, who led the design of the building.
  - Part 2 will consist of the selection of an appropriate treatment approach and recommendations related to treatment/maintenance, ADA/code and building systems (structural, electrical, plumbing, etc.) upgrades, and building envelope improvements. The HSR Part 2 will serve as a management plan for the ongoing maintenance and rehabilitation of City Hall.
- Coordinate with cost estimator to provide estimated costs for rehabilitation and maintenance tasks in the draft HSR.
- Submit the first draft of the HSR to the City for review and comment. Assumes two (2) rounds of City review.
- Attend one (1) meeting with City staff to present the draft HSR.

## 7. Project Approach and Workplan

DELIVERABLE: First draft Historic Structure Report (PDF format, unless otherwise requested)

MEETINGS: Assumes one (1) meeting to present the draft HSR to City staff, either in person or via video conference

SCHEDULE: Submit Month 3, City Review Month 4

### Task 5. Historic Structure Report, Final Draft

- Prepare a final draft of the HSR (Parts 1 and 2) that incorporates feedback from the City and other stakeholders, as needed.

DELIVERABLE: Final draft Historic Structure Report (PDF format, unless otherwise requested)

MEETINGS: N/A

SCHEDULE: Month 5

### Task 6. Project Administration and Meetings

- Regular communication between ARG and City staff will keep the project on track, on schedule, on budget, and devoid of surprises. ARG will be available over the full course of the project to participate in calls with City staff as needed. Additionally, at the City's request, ARG will attend up to two (2) public meetings of the Planning Commission and/or City Council (in person or virtually) to answer questions about the project and to present the findings of the HSR.

DELIVERABLE: Presentation to Planning Commission and/or City Council

MEETINGS: Assumes up to two (2) meetings, either in person or via video conference

SCHEDULE: Ongoing throughout the project

### Task 7. (Optional) Assistance with Grant Reporting

- ARG has experience working on projects that have received National Trust grant funding through the African American Cultural Heritage Action Fund and is familiar with the National Trust's grant reporting requirements. At no additional cost to the City, ARG will assist City staff with preparing the materials required for grant reporting, if desired.

DELIVERABLE: N/A

MEETINGS: N/A

SCHEDULE: Months 6-9

### Task 8. (Optional) Brainstorming Sessions

- If desired, ARG will participate in up to two (2) brainstorming sessions with City representatives. Session topics may include, but are not limited to: a discussion of how the HSR may be used for educational programming and/or staff training, a discussion of next steps for the potential development of a local preservation program, and/or other topics that may be of use to the City.

DELIVERABLE: TBD

MEETINGS: Assumes two (2) brainstorming sessions, either in person or via video conference

SCHEDULE: Months 6-9

### Task 9. (Optional) Educational Content Development

- At the City's request, ARG will develop additional content based on the findings of the HSR that can be used to further inform and engage the public according to the City's educational programming goals. Content may take the form of a graphic summary of key HSR findings to include on the City's website and/or an interactive, web-based StoryMap that graphically illustrates the history and development of Carson and City Hall.

DELIVERABLE: TBD

MEETINGS: N/A

SCHEDULE: Months 6-9

8. Certificate of Insurance

**ACORD** **CERTIFICATE OF LIABILITY INSURANCE** DATE (MM/DD/YYYY)  
8/22/2022

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).

<b>PRODUCER</b> AssuredPartners Design Professionals Insurance Services, LLC 3697 Mt. Diablo Blvd., Suite 230 Lafayette CA 94549  License#: 6003745	<b>CONTACT NAME:</b> The Certificate Team <b>PHONE (A/C, No, Ext):</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> CertsDesignPro@AssuredPartners.com <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 70%;">INSURER(S) AFFORDING COVERAGE</th> <th style="width: 30%;">NAIC #</th> </tr> <tr> <td>INSURER A : XL Speciality Insurance Company</td> <td>37885</td> </tr> <tr> <td>INSURER B : HARTFORD INSURANCE COMPANY</td> <td>38288</td> </tr> <tr> <td>INSURER C : The Travelers Indemnity Company of Connecticut</td> <td>25682</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : XL Speciality Insurance Company	37885	INSURER B : HARTFORD INSURANCE COMPANY	38288	INSURER C : The Travelers Indemnity Company of Connecticut	25682	INSURER D :		INSURER E :		INSURER F :	
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INSURER F :															

**INSURED**  
 Architectural Resources Group, Inc.  
 Pier 9, The Embarcadero, Suite 107  
 San Francisco CA 94111  
 ARCHRES-04

**COVERAGES** CERTIFICATE NUMBER: 390468471 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
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liab <input type="checkbox"/> Included GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	6802H186591	9/1/2022	9/1/2023	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 - COMP/OP AGG \$ 4,000,000 \$
C	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	BA1S985277	9/1/2022	9/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
B	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	57WEGLP7625	9/1/2022	9/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liability & Contractors Pollution Legal Liability			DPR5001410	8/20/2022	8/20/2023	Per Claim/\$2,000,000 Included \$2,000,000/Agg lmt

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Insured owns no company vehicles; therefore, hired/non-owned auto is the maximum coverage that applies.  
 FOR USE ON PROPOSALS. An Actual certificate will be issued at the request of the Named Insured.

<b>CERTIFICATE HOLDER</b>  ** SAMPLE **	<b>CANCELLATION</b> 30 Days Notice of Cancellation  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 
---	---

9. Affidavit of Non-Collusion and Non-Discrimination

**CITY OF CARSON  
 AFFIDAVIT OF NON-COLLUSION AND NON-DISCRIMINATION**

I hereby swear (or affirm) under the penalty of perjury:

That the attached proposal or bid has been arrived at by the responder independently and has been submitted without collusion with and without any agreement, understanding, or planned common course of action with any other firm or entity designed to limit fair and open competition;

That the contents of the proposal or bid response have not been communicated by the responder or its employees or agents to any person not an employee or agent of the responder and will not be communicated to any such persons prior to the official opening of the solicitation responses; and

The proposer/bidder does not and shall not discriminate, will provide equal employment practices, and will adhere to an affirmative action program to ensure that in their employment practices, persons are employed and employees are treated equally and without regard to or because of race, religion, ancestry, national origin, sex, sexual orientation, age, disability, marital status or medical condition.

I certify that the statements in this affidavit are true and accurate.

 Signature	8/3/2023 Date
Katie Horak Printed Name	Principal Title

2019.05.08sh

10. Federal Lobbyist Requirements

FEDERAL LOBBYIST REQUIREMENTS CERTIFICATION

Name of Firm: Architectural Resources Group Date: 8/3/2023
Address: 360 E. 2ND STREET, #225, LOS ANGELES
State: CA Zip Code: 90012 Phone No.: 626-583-1401

Acting on behalf of the above-named firm, as its Authorized Official, I certify as follows:

- 1. No Federal appropriated funds have been paid, by or on behalf of the above named firm to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of and Federal grant, loan or cooperative agreement, and any extension, continuation, renewal, amendment, or modification thereof, and;
2. If any funds other than Federal appropriated funds have paid or will be paid to any person for influencing or attempting to influence an officer or employee or any agency, a Member of Congress an officer or employee of Congress or an employee of a Member of Congress in connection with this Federal contract, grant loan, or cooperative agreement, the above named firm shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions, and:
3. The above-named firm shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreement) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into the transaction imposed by Section 1352 Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Authorized Official:

Name: Katie Horak Title: Principal

Signature: [Handwritten Signature] Date: 8/3/2023

11. Debarment and Suspension Certificate

DEBARMENT AND SUSPENSION CERTIFICATION

Name of Firm: Architectural Resources Group

Acting on behalf of the above-named firm ("Consultant"), as its Authorized Official, I, the undersigned, certify as follows:

I am a duly authorized representative of ("Consultant"). Consultant certifies, to the best of its knowledge and belief, that Consultant, including its principals:

Is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency, and not does not have a proposed debarment pending;

Has not within the three-year period preceding this certification been convicted of or had a civil judgment rendered against it for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state or local) transaction, contract, or subcontract under a public transaction; for violation of federal or state antitrust statutes; or for commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;

Is not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with commission of any of the offenses enumerated in paragraph (2) above; and

Has not within the three-year period preceding this certification had one or more public transactions (federal, state or local) terminated for cause or default.

Consultant further certifies that Consultant, including its principals, is not listed on the government-wide exclusions in the System for Award Management.

Consultant acknowledges that falsely providing this certification may result in criminal prosecution or administrative sanctions, and that this certification is a required component of all proposals in response to this RFP/IFB.

A proposal that does not include a completed and signed version of this certification will be deemed incomplete and materially nonresponsive, and will not be considered.

CONSULTANT

By: Katie Horak [Handwritten Signature]

Title: Principal

Date: 8/3/2023

ADDENDUM NO. 1

RFP 23-025

HISTORIC STRUCTURE REPORTING

July 19, 2023

TO ALL RESPONDENTS:

The following addendum provides the following information to be incorporated into the RFQ document per this Addendum.

- 
1. OPTIONAL Pre-Proposal Meeting information confirmed:
    - July 25, 2023 @ 10:00AM at Carson City Hall (Council Chambers), 701 E. Carson St., Carson, CA 90745
    - RSVP to [jtogiola@carsonca.gov](mailto:jtogiola@carsonca.gov) by July 24, 2023 @ 6:00PM
    - RFP Packet Updated in Documents tab
- 

Please sign below and attach this "Acknowledgment of Receipt" of Addendum 1 to submittal documents. Failure to acknowledge this Addendum may result in your submittal being deemed non-responsive.

Sincerely,



Josilla Togiola  
Purchasing Manager  
July 19, 2023

ADDENDUM ACKNOWLEDGEMENT:

Proposer Firm Name: Architectural Resources Group

Authorized Signature: Katie Horak  Date: 7/19/2023

SAN FRANCISCO  
Pier 9, The Embarcadero, Suite 107  
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F: 415.421.0127

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T: 971.256.5324

[ARGcreate.com](http://ARGcreate.com)